THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140068963 DEEDWARR
Recvd: 09/16/14 09:15 2 pgs
Fees:13.00 Taxes:314.50
20140916-0084602

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan M. Paige and Grace Kim 819 N. 5th Street Nashville, Tennessee 37207	Same as New Owner	082-04-0-121.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARK STOUT**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **RYAN M. PAIGE, married, and GRACE KIM, unmarried**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being the North Half of Lot No. 20 on the plan of Subdivision of McFerrin Lands, Wills, Sharp and Cruther's Addition to Northwest Nashville, of record in Book 57, page 82, Register's Office of said County. Said part of Lot No. 20 fronts 37.2 feet on the easterly side of North 6th Street and runs back between parallel lines, along the north margin of Evanston Avenue, 165 feet to an alley in the rear.

Being the same property conveyed to Mark E. Stout, by Personal Representative's Quitclaim Deed, from Mark E. Stout personal representatives of the Estate of Clara K. Stout, deceased, of record in Instrument No. 20120405-0029122, Register's Office for Davidson County, Tennessee.

This is improved property known as **1029 North 6th Street, Nashville, Tennessee 37207 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **2nd** day of **September**, **2014**:

Mark Stout

Mark Stout

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARK STOUT**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of September, 2014.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2014:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18