WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans: T20140095709 DEEDWARR
Recvd: 12/22/14 14:55 2 pgs
Fees: 13.00 Taxes: 654.90
20141222-0117016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Byrne	New Owner	Map 58-9-A
(NAME)	(NAME)	Parcel 234
2700 Cato Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID F. PAGE AND WIFE, CAROLYN J. PAGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK BYRNE AND SARAH BYRNE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Plat Instrument No. 20080205-0012163, re-recorded in Instrument No. 20080326-0030483, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David F. Page and Carolyn J. Page, husband and wife, by deed dated June 30, 2008, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080701-0067545, said Register's Office.

This conveyance is subject to: all matters appearing on the plan of record in Instrument No. 20080205-0012163 and Instrument No. 20080326-0030483, said Register's Office; restrictive covenants of record in Instruments No. 20000915-0092002, 20011025-0117168, 20020828-0103983, 20041229-0153772, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313 said Register's Office; and easements of record in Book 6255, page 578, Book 8326, page 230 and Instruments No. 20001011-0100954, 20031010-0150887, 20070112-0005338 and 20060126-0009689, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2700 Cato Ridge Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 15 day of December, 2014.

David F. Page

Carolyn J. Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Page and Carolyn J. Page, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public