RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013816 DEEDWARR
Recvd: 02/25/15 14:10 3 pgs
Fees:18.00 Taxes:388.50
20150225-0016349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

NOTARY PUBLIC

My commission expires: 1/20/2019

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Paige, married 819 N. 5th St. Nashville, TN 37207	Same address as new owner	094-02-0-076.00

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELVIN M. PERRY, PEGGY MORAN SMITH, SANDRA MORAN ZIMMERLE, JOHN DAVID SMILEY, SR. A/K/A JOHN D. SMILEY, SR., DONNA SMILEY THOMPSON, JOHN D. SMILEY, JR., LORI L. BROMLEY A/K/A LORI SMILEY BROMLEY, TERRY MORAN, SUSAN MORAN WALL AND ROBERT MORAN, JR. A/K/A ROBERT B. MORAN, JR., HEIRS AT LAW OF RUTHIE RAMSEY PERRY, PATSY JOYCE PERRY SMILEY AND MARION PERRY MORAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN PAIGE, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot Number 63 on the Map of United Electric Railway's Addition, as of record in Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number 63 fronts 50 feet on the Southerly side of Electric Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Melvin K. Perry and wife, Ruthie Ramsey Perry, by Warranty Deed from William M. Ezell and wife, Willie Ezell, dated June 27, 1956 and recorded June 28, 1956, of record in Book 2544, Page 118, in the Register's Office for Davidson County,

Tennessee. The said Melvin K. Perry having since died on November 21, 1984, the property became vested in Ruthie Ramsey Perry as surviving tenant by the entirety. The said Ruthie M. Perry having since died on May 14, 1999, her ownership of the subject property became vested in her three children and surviving heirs at law: **Melvin M. Perry**, Patsy Joyce Perry Smiley and Marion Perry Moran. The said Patsy Joyce Perry Smiley having since died intestate on November 11, 2009, and her 1/3 interest in the subject property having passed to her heirs at law: **John D. Smiley, Sr.** (husband), as to a one-third (1/3) interest of Patsy Joyce Perry Smiley's interest, and the remaining two-thirds (2/3) of Patsy Joyce Perry Smiley's interest being divided equally among her three children: **Donna Smiley Thompson, John D. Smiley, Jr.** and **Lori Smiley Bromley**. The said Marion Perry Moran having since died on February 13, 2013, and her 1/3 undivided interest in the subject property having been divided equally among her five children and heirs: **Terry Moran, Peggy Moran Smith, Sandra Moran Zimmerle, Susan Moran Wall and Robert Moran, Jr.**

The address of the herein described property is believed to be 1708 Electric Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of February, 2015.

Peggy Moran Smith
PEGGY MORAN SMITH

Terry Moran
TERRY MORAN

Sandra Moran Zimmerle
SANDRA MORAN ZIMMERLE

John David Smiley Sr., by Peggy Smith attorney in fact
JOHN DAVID SMILEY, SR. A/K/A JOHN D. SMILEY, SR., BY PEGGY SMITH, ATTORNEY IN FACT

Donna Smiley Thompson by Peggy Moran Smith, attorney in fact
DONNA SMILEY THOMPSON, BY PEGGY SMITH, ATTORNEY IN FACT

John D. Smiley, Jr. by Peggy Smith attorney in fact
JOHN D. SMILEY, JR., BY PEGGY SMITH, ATTORNEY IN FACT

Lori L. Bromley by Peggy Smith, attorney in fact

LORI L. BROMLEY A/K/A LORI SMILEY BROMLEY, BY PEGGY SMITH, ATTORNEY IN FACT

Melvin M. Perry by Peggy Smith, attorney in fact

MELVIN M. PERRY, BY PEGGY SMITH, ATTORNEY IN FACT

Susan Moran Wall, by Peggy Smith, attorney in fact

SUSAN MORAN WALL, BY PEGGY SMITH, ATTORNEY IN FACT

Robert Moran Jr., by Peggy Smith, attorney in fact

ROBERT MORAN, JR. A/K/A ROBERT B. MORAN, JR., BY PEGGY SMITH, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Terry Moran, Peggy Moran Smith (a/k/a Peggy Smith) and Sandra Moran Zimmerle, 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 seal, this the 13th day of February, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of February, 2015 before me, appeared Peggy Smith (a/k/a Peggy Moran Smith), to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for John David Smiley, Sr. a/k/a John D. Smiley, Sr., Donna Smiley Thompson, John D. Smiley, Jr., Lori L. Bromley a/k/a Lori Smiley Bromley, Melvin M. Perry, Susan Moran Wall, and Robert Moran, Jr. a/k/a Robert B. Moran, Jr., and that said instrument was signed in behalf of the said John David Smiley, Sr. a/k/a John D. Smiley, Sr., Donna Smiley Thompson, John D. Smiley, Jr., Lori L. Bromley a/k/a Lori Smiley Bromley, Melvin M. Perry, Susan Moran Wall, and Robert Moran, Jr. a/k/a Robert B. Moran, Jr. as their attorney-in-fact, pursuant to validly executed Powers of Attorney of record in Instrument Nos. 20150225-0016345, 20150225-0016346, 20150225-0016348, 20150225-0016347, 20150225-0016342, 20150225-0016343, 20150225-0016344, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 1/20/2019

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY