WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150031534 DEEDWARR
Recvd: 04/27/15 09:24 2 pgs
Fees:13.00 Taxes:506.90

20150427-0037202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Paige	Ryan Paige	09405003900
(NAME)	(NAME)	
802 S. 18th Street	802 S. 18th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lynne P. Wilkinson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN PAIGE, HEREINAFTER CALLED THE GRANTEE, HIS 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. 116 as shown on the map entitled Shelby Heights, Section 3, of record in Plat Book 3106, Page 12, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Together with that portion of Alley No. 297 (proposal no. 96M-105U), closed by Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 096-493 approved on November 25, 1996.

Being the same property conveyed to Lynne P. Wilkinson by Warranty Deed from Wallace Cartwright, which deed is dated February 27, 2015 and recorded as Instrument no. 20150302-0017978 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS AND BUILDING SETBACK LINES SET FORTH ON THE PLAN OF SHELBY HEIGHTS, SECTION 3, OF RECORD IN PLAT BOOK 3106, PAGE 12, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESERVATION BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE FOR EASEMENTS LOCATED WITHIN THE AREA OF CLOSED ALLEY NO. 297 AS SPECIFIED AND SET FORTH IN METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ORDINANCE NO. 096-493.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN.

unimproved ☐

This is improved ☑ property, known as 910 S 13th Street, Nashville, TN 37206

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the 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 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 GRANTEE, his 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 my hand this 24th day of April, 2015.

Lynne P. Wilkinson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lynne P. Wilkinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: March 8, 2016

Notary Public,

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115