Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2015.

Notary Public

My commission expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20150074491 DEEDWARR
Recvd: 09/01/15 14:40 2 pgs
Fees:13.00 Taxes:1110.00
20150901-0088856

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Elizabeth Finney **Arthur Randall Finney, III**	**New Owner**	**Map/Parcel: 088-00-0-053.00**
7424 Lakeview Drive		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lee Page and Christi Page, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Elizabeth Finney and ~~wife~~ husband, Arthur Randall Finney, III

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 a tract of land on the northwesterly margin of Lakeview Drive and being more particularly described as follows:

Beginning at an iron rod in the northerly margin of Lakeview Drive the southwest corner of Harold Allen Collins and the southeast corner of the tract herein; thence with said margin of road south 51 degrees 30 minutes 00 seconds west, 256.22 feet to the southwest corner of the tract herein; thence leaving said road north 38 degrees 5 minutes 37 seconds west 214.81 feet to an iron rod; thence north 45 degrees 41 minutes 53 seconds west 536.50 feet to an iron rod; the northeast corner of the tract herein; thence north 44 degrees 18 minutes 07 seconds east, 324.81 feet to an iron rod, the northeast corner of the tract herein; thence south 45 degrees 35 minutes 19 seconds east 88.13 feet to an iron rod; thence south 37 degrees 35 minutes 00 seconds east, 700.42 feet to the beginning and containing an area of 5.03 acres more or less.

Being the same property conveyed to Lee Page and Christi Page, husband and wife, by Warranty Deed from Maynard Pearson and Mildred Pearson, husband and wife, dated July 29, 2005, of record in Instrument No. 20050808-0092897, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Water Line Easement of record in Book 5227, Page 912 and rerecorded in Book 5232, Page 235, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7424 Lakeview Drive, Nashville, TN 37209.

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 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 my/our hand(s) ~~this~~ 28th day of August, 2015.

Lee Page

Christi Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lee Page and Christi Page, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150480SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027