BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Demoyne Culpepper Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2015 Deborah J. Cohen Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEMOYNE CULPEPPER, ET AL	SAME	**091-14-0-029.00**
(NAME) **110 31st AVE. N. #807**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **MICHAEL PAGE, GUARDIAN OF SARA BRIANNA PAGE, A MINOR CHILD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEMOYNE CULPEPPER AND ANNE MCKAY JACOBSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 part of Lot "B" on the Plan of West View Heights, as of record in Plat Book 421, page 29, Register's Office for said County, described as follows:

Said part of said lot is described as beginning at a point on the southerly margin of Maxon Street, 57 feet westerly from the westerly margin of Osman Street; thence with the margin of Maxon Street, north 68 degrees 30' west 50 feet to a point; thence south 23 degrees 35' west 140 feet to a fence post; thence south 76 degrees 40' east 51.7 feet to an iron pin which is 98.3 feet west of the west margin of Osman Street; thence north 23 degrees 25' east 128 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20011221-0141143, dated December 14, 2001, said Register's Office.

Being the same property conveyed to Kelly Lynn Morris and Sara Brianna Page, as joint tenants with right of survivorship, by deed from Michael W. Page, of record in Instrument No. 20020307-0028514, dated March 6, 2002, said Register's Office. Kelly Lynn Morris having since died on or about October 10, 2013, leaving Sara Brianna Page as the surviving tenant. Michael Page has been appointed as Guardian of Sara Brianna Page, a minor child, by Order Appointing Guardian, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-1279.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 29; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5703 MAXON AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150094340 DEEDWARR
Recvd: 11/05/15 10:11 2 pgs
Fees:13.00 Taxes:314.50
20151105-0112687

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, except for that certain Deed of Trust referenced herein; 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 hand this 4th day of November, 2015.

Michael C. Page Guardian

MICHAEL PAGE, GUARDIAN OF
SARA BRIANNA PAGE, A MINOR CHILD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Page, Guardian of Sara Brianna Page, a minor child**, 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 at office this 4th day of November, 2015.

My Commission Expires: **November 5, 2018**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON