File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001205 DEEDWARR
Recvd: 01/06/16 13:20 2 pgs
Fees:13.00 Taxes:2072.00
20160106-0001297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 16, 2018

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris L. Fort and Patricia N. Fort	Same as new owners	131010500100
(NAME)	(NAME)	
10 Lexington Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, I, VIRGINIA MARIE PAGE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRIS L. FORT AND PATRICIA N. FORT, 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(s) 1, as shown on the map entitled Lexington Green, of record in Plat Book 6900, Page 189, corrected in Book 7501, Page 786, and amended in Book 7552, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elnora Simmons Page, by deed from Rochford Realty & Construction Company, Inc., of record in Book 7776, Page 998, dated February 9, 1989, said Register's Office. By Quitclaim Deed dated September 30, 2015, recorded November 2, 2015, of record in Instrument No. 20151102-0111437, said Register's Office, subject property was conveyed to Virginia Marie Page.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Lexington Green, of record in Plat Book 6900, Page 189, corrected in Book 7501, Page 786, and amended in Book 7552, Page 71, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 10 Lexington Green, Nashville, TN 37215

(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 29th day of December, 2015.

Virginia M. Page, aka Virginia Marie Page
By: Paul F. Soper, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Virginia M. Page, aka Virginia Marie Page, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Virginia M. Page, aka Virginia Marie Page.

Witness my hand and official seal at Nashville, this 29th day of December, 2015.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.