WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

File No. 0002103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Diaz	NEW OWNER	082-16-0-156-00
(NAME)	(NAME)	
408 TAYLOR ST. STE 202 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208 (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, **Ryan Paige, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Diaz, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 No. 55 on the Plan of Paynes Addition Edgefield , now East Nashville, of record in Plat Book 21, Page 70, in the Register's Office for Davidson County, Tennessee, also parts of Lots Nos. 96 and 97 on the Plan of Barrow' s Addition to Edgefield, now East Nashville, as of record in Plat Book 1, Page 13 , in the office of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning at the Southeast corner of Russell Street and the first alley East of South 9th Street; thence with the Southerly margin of Russell Street, Eastwardly 82 feet to the Northwest corner of Lot No. 1 on the Plan of J. L. Valentino's Subdivision of certain lots in Payne's Addition to Edgefield, now East Nashville, of record in Book 57, Page 87, said Register's office; thence with the West line of said Lot No. 1, Southwardly 172 feet, more or less, to the Northerly margin of alley; thence with the Northerly margin of said alley, Westwardly 82 feet to the Easterly margin of the first above mentioned alley; thence with the Easterly margin of said alley, Northwardly 172 feet, more or less, to the beginning and including that portion of Alley No. 287 closed by Metropolitan Government of Nashville and Davidson County, Tennessee, Ordinance No. 78-1159.

Being the same property conveyed to Ryan Paige by Warranty deed from Chhoeun Sam and wife, Kou Has of record in Instrument No. 20160217-0014872 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 17, 2016.

Being the same property conveyed to Chhoeun Sam and wife, Kou Has by Warranty deed from Julia E. Weiss and husband, Kenneth Weiss of record in Book 8830, page 392, Register's Office for Davidson County, Tennessee, dated December 30, 1992 and recorded on January 04, 1993.

Subject property is not the primary residence of the Grantor, Grantor's spouse, or dependent children.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 922 Russell Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160067546 DEEDWARR
Recvd: 08/04/16 15:44 2 pgs
Fees:13.00 Taxes:1239.50

20160804-0081106

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 my hand this 29th day of July, 2016.

Ryan Paige

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Paige, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of July, 2016.

Notary Public

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206