BILL GARRETT, Davidson County
Trans:T20160074889 DEEDWARR
Recvd: 08/26/16 16:02 4 pgs
Fees:23.00 Taxes:4347.50
20160826-0089796

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sam D. Hodges, III 323 Union Street, Suite 400 Nashville, Tennessee 37201	Same	Map 146-6 Parcel 60

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GEORGE E. PAGE, JR., and wife, ANNETTE P. PAGE** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **BETTIE J. WINTON, TRUSTEE** (the "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors, and assigns, forever. And the Grantors do covenant with the Grantee that they 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 those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And the Grantors do further covenant and bind themselves, their heirs, representatives, successors, and assigns to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the _____ day of August, 2016.

GEORGE E. PAGE, JR.

ANNETTE P. PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, GEORGE E. PAGE, JR. and ANNETTE P. PAGE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 20th day of August, 2016.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9/11/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,175,000.00.

Affiant

Subscribed and sworn before me this 26th day of August, 2016.

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot 20, TREEMONT, as shown on plat of record in Plat Book 6250, Pages 895-897, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from George Page, Jr. to George E. Page, Jr. and wife, Annette P. Page as recorded on the 24th day of May, 1993 in Deed Book 8956, Page 512 and Warranty Deed from Treemont Development Corporation to George Page, Jr. as recorded on the 30th day of April, 1986 in Deed Book 6843, Page 353, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 895, 896 and 897, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Treemont of record in Book 6833, Page 594, as amended in Book 6833, Page 601; Book 8259, Page 498; Instrument No. 20051202-0145241; Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of Treemont Homeowner's Association of record in Book 6833, Page 617; Book 6840, Page 509 and Instrument No. 200612070151538, in the Register's Office for Davidson County, Tennessee.

5. By-Laws of Treemont Homeowners Association of record in Book 6833, Page 620, as amended in Instrument No. 20061207-0151540 and Instrument No. 20121025-0097770, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common elements and/or areas.