BILL GARRETT, Davidson County
Trans:T20170018926 DEEDWARR
Recvd: 03/06/17 09:22 2 pgs
Fees:13.00 Taxes:751.10

20170306-0021643

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017.

Notary Public
My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Paige	New Owner	094-02-0-069.00
1700 Eastside Avenue	802 S. 18th St.	
Nashville, TN 37206	Nashville TN 37206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melisa McNeil,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Paige,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 129 on the Plan of United Electric Railway's Subdivision in East Nashville, as of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 65 feet on the southerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Melisa McNeil, unmarried, by Warranty Deed from Janet Chismar, unmarried, dated July 13, 2006 of record as Instrument No. 20060718-0086695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1700 Eastside Avenue, Nashville, TN 37206.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of February, 2017.

Melisa McNeil, by Triston Jacobs, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Melisa McNeil** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Melisa McNeil,** and appearing of record in Instrument No. 20170306-0021642, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of February, 2017.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2017025025