RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178627

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
317 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021620 DEEDWARR
Recvd: 03/14/17 09:52 2 pgs
Fees:13.00 Taxes:962.00
20170314-0024820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BRANTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Paige 321 Cleveland Street Nashville, TN 37207	Same address as new owner	082-03-0-422.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **321 CLEVELAND STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN PAIGE, A MARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot 30 on the plan of J.M. Eatherly's Addition to East Nashville as shown on plat of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to 321 Cleveland Street LLC, by Warranty Deed from Emily Addington and Donna Addington, dated 12/20/2016, recorded 12/30/2016, of record in Instrument #20161230-0137450, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 321 Cleveland Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 57, Page 138; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 7th day of March, 2017.

321 CLEVELAND STREET, LLC

BY: _____

MARCI SWEET, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of March, 2017, before me, appeared Marci Sweet, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of 321 Cleveland Street, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said 321 Cleveland Street, LLC, and said officer acknowledged said instrument to be the free act of deed of said 321 Cleveland Street, LLC.

WITNESS my hand and seal, this the 7th day of March, 2017.

_____
Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

