This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17130

Davidson County DEEDWARR
Recvd: 04/13/17 14:38 5 pgs
Fees:28.00 Taxes:425.50
20170413-0036381

Send Tax Bills To:
CMG Mortgage, Inc.
810 Crescent Centre Dr. Ste. 320
Franklin, TN 37067

New Owner is:
Devan T. Page
5510 Country Dr. #105
Nashville, TN
37211

MAP: 162-09-0A

PARCEL: 105.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Anna L. Cleland, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Devan T. Page, an unmarried woman**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5510 Country Drive #105, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Townhouse No. 105, as shown on the Site Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws for Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unit members and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon, and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

BEING the same property conveyed to Anna Leigh Cleland, a single woman, by Warranty Deed from Jeannie Timmons, unmarried and Cynthia L. Jones, a married person, dated 9/14/07 and recorded 9/18/07 in Instrument No. 20070918-0111849, in the Register's Office of Davidson County, Tennessee.

ALC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of April, 2017.

GRANTOR(S):

ANNA LEIGH CLELAND

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Anna Leigh Cleland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS our hands this _____ day of _____, 2017.

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

SWORN TO and subscribed before me this 12 day of APRIL, 2017.

NOTARY PUBLIC
My commission expires:_____

This certificate is attached to a 2 *page document dealing with/entitled* Warranty Deed *and dated* 4/12/17.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte

On 4/12/17 before me,

Alana S. Anderson *(here insert name and title of the officer)*,

personally appeared Anna Leigh Cleland, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALANA S. ANDERSON
COMM.# 2152538
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 9, 2020

Signature _____ (Seal)

Rev. 2014-2015

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This certificate is attached to a 2 page document dealing with/entitled Warranty Deed and dated 4/12/17.

California JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Butte

Subscribed and sworn to (or affirmed) before me on this 12 day of April, 2017, by Anna Leigh Cleland,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ALANA S. ANDERSON
COMM.# 2152538
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 9, 2020

Signature _____ (Seal)

Rev. 2014-2015

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017