RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

NEW OWNER:
RYAN PAIGE
802 S 18th Street
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0672

Map & Parcel
071160212.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170042083 DEEDWARR
Recvd: 05/17/17 14:53 3 pgs
Fees:18.00 Taxes:592.00
20170517-0049046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALBERTA M. HALL, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RYAN PAIGE**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 123 and the southerly 15 feet of Lot 122 on the Plan of Oakwood Park, as shown on the plat of the same of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description. Said Lot No. 123 and part of Lot No. 122 front together 46 feet on the westerly side of North Sixth Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to PHENIX W. HALL and wife, ALBERTA M. HALL by Warranty Deed from H.H. Caldwell and wife, Lorene L. Caldwell, dated July 6, 1961, and of record in Book 3251, Page 35, Register's Office for DAVIDSON County, Tennessee. Phenix W. Hall and Alberta M. Hall remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Phenix W. Hall; therefore, Alberta M. Hall is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1120 N 6TH STREET, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 12, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of May, 2017.

Alberta M. Hall

ALBERTA M. HALL

By: L D Hall, Attorney in Fact

Larry D. Hall, pursuant to Power of Attorney of Record in Instrument No. 20160728-0077555, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LARRY D. HALL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **ALBERTA M. HALL** the within-named bargainors, as the free act and deed of the said **ALBERTA M. HALL.**

WITNESS my hand and official seal at office this 11th day of May, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2017.

NOTARY PUBLIC

My commission expires: 3/8/21

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY