File Box 8

BILL GARRETT, Davidson County
Trans:T20170063744 DEEDWARR
Recvd: 07/25/17 14:19 2 pgs
Fees:13.00 Taxes:1535.50
20170725-0075206

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59041
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jonathan D. Vandenburgh<br>Raisa A. Rexer<br>1506 Forrest Ave.<br>Nashville, TN 37206 | Lender Select Mortgage Group<br>596 Lynnhaven Pkwy, Suite 200<br>Virginia Beach, VA 23452 |

**TAX MAP PARCEL NUMBERS:** 08309038700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$415,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Page, unmarried and Amanda R. Page, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan D. Vandenburgh and Raisa A. Rexer, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Page and wife, Amanda R. Page by Warranty Deed from Kathryn L. Phillips and husband, V. Dean Phillips, dated April 9, 2001 and recorded on April 10, 2001 of record in Instrument No. 20010410-0035129, Register's Office for Davidson County, Tennessee. Michael L. Page and Amanda R. Page, have since divorced.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 66, said Register's Office.

**This is improved property, known as 1506 Forrest Avenue, Nashville, TN 37206**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of July, 2017.

Michael L. Page

Amanda R. Page

**State of** Tennessee

**County of** Davidson

On this 20th day of July, 2017, before me the undersigned authority, personally appeared Michael L. Page and Amanda R. Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Sworn and subscribed before me this 20th day of July, 2017.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: