WARRANTY DEED

RHONDA HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

M-FSBO-17-1033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Page and Donya C. Page	same	
(NAME)	(NAME)	**135-14-0A-268.00-CO**
1033 Blue Mountain Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC SHANKLIN AND FALOUR SHANKLIN, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONYA J. COFFEE-PAGE AND WILLIAM E. PAGE, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Final Plat Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, and corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Shanklin, unmarried by Warranty deed from John Christian Savine and wife Heather L. Savine of record in Instrument No. 20030730-0107443 Register's Office for Davidson County, Tennessee, dated July 24, 2003 and recorded on July 30, 2003.

NOTE: The said Falour Shanklin joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above-described property.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 8250, Page 842, and corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 957, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 730, Book 7032, Page 733, Book 7032, Page 761, with Certificate of Correction Acknowledgement and Oath recorded in Book 7065, page 959; amended in Book 7067, page 739; Book 10097, Page 390 and Instrument No. 20010504-0046047, Register's Office for Davidson County, Tennessee.
- Restrictions as contained in Book 6405, page 169, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.
- By-Laws of Pinnacle Point Homeowners Association, Inc. of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 11201, Page 733; Book 11201, Page 757 and Book 10752, page 463 in the said Register's Office.
- Easements set forth in Plat Book 6250, Page 92, Book 6250, Page 93, and Book 6250, Page 94, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7424, Page 953, in the Register's Office for Davidson County, Tennessee.
- Deed for Water and/or Sewer Distribution System of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans: T20170066907 DEEDWARR
Recvd: 08/03/17 11:31 2 pgs
Fees: 13.00 Taxes: 851.00
20170803-0079232

This is **improved** property known as: **1033 Blue Mountain Lane, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 28th DAY OF JULY, 2017.

Eric Shanklin

Falour Shanklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC SHANKLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FALOUR SHANKLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212