Bill Garrett Davidson County
Batch# 2463 DEEDWARR
09/20/2017 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20170920-0096164

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $254,999.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of September, 2017.

NOTARY PUBLIC

My commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cory Alan May and Sarah Kathryn May (NAME)	Cory May & Sarah May (NAME)	098050A09100CO
6228 Hampton Hall Way (ADDRESS)	6228 Hampton Hall Way (ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	

Warranty Deed

For and in Consideration of the sum of $254,999.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Truman D. Page, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cory Alan May and Sarah Kathryn May, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hampton Hall, Section Four, of record in Book 11700, Page 2, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Truman D. Page by deed from Jason W. Beaty and wife, Georgina B. Beaty, of record in Instrument No. 20130719-0074775, said Register's Office.

Marilyn Page, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is __unimproved _X_improved property known as: 6228 Hampton Hall Way, Hermitage, TN 37076.

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

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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of September, 2017.

Truman D. Page

Marilyn Page

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Truman D. Page and Marilyn Page, the herein 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 15th day of September, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

