WARRANTY DEED

Bill Garrett Davidson County
Batch# 5609 DEEDWARR
09/28/2017 11:15:32 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20170928-0099356

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$360,000.00.**

Emily Jones
Affiant

Subscribed and sworn to before me this 21 day of September, 2017.

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission expires: 10/3/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Ryan Paige	Same address as New owner	07206024200
802 South 18th Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald Pardue and wife, Nancy Sue Pardue**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Paige, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 and part of Lot No. 33 and part of a 10-foot alley shown on the Plan of Kenmore Place as of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee. Described more fully according to a boundary survey by R.I. Montoya dated July 1, 1987, as follows:

Beginning at an iron pin in the easterly margin of Gallatin Road located 154.04 feet, more or less, north of the intersection of McGavock Pike and Gallatin Pike and marking the southwest corner of Lot No. 3; thence with said margin of Gallatin Road, North 27 degrees 54' 7" East 77.0 feet to an iron pin; thence south 86 degrees 53' 101" East 156.77 feet to an iron pin; thence South 04 degrees 31' 34" West 77.19 feet to a railroad spike; thence north 84 degrees 41' 10" East 188.62 feet to the point of beginning.

Being the same property conveyed to Ronald Pardue and wife, Nancy Sue Pardue from Sammy Burnett, a married person by Warranty Deed on January 13, 2004, of record in Instrument Number 20040120-0007520, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 32, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 7382, Page 761; Book 9117, Page 776 and Book 4786, Page 824, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3104 Gallatin Pike, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 19, 2017.

Ronald Pardue
Ronald Pardue

Nancy Sue Pardue
Nancy Sue Pardue

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald Pardue and Nancy Sue Pardue** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY