Bill Garrett Davidson County
Batch# 22507 DEEDWARR
11/06/2017 01:12:28 PM 2 pgs
Fees: $13.00 Taxes: $991.60
20171106-0113866

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2017.

Carmen Coats
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Raines Page	REGIONS BANK	**06104004700**
4917 Log Cabin Road	2050 PARKWAY OFFICE CIRCLE	
Nashville, TN 37216	BIRMINGHAM, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alexandrea Pataky, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Raines Page, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 23 of Marina C. McGaughey's 2nd Subdivision of part of Tract No. 4 of A.J. McGaughey's 2nd Hayesboro Subdivision. Described according to survey by S.R. Sanford, Jr. dated June 30, 1939 and T.R. Sanford dated December 8, 1949, and in the Southerly 1/2 of Ruskin Avenue (now closed), adjoining said Lot No. 23, and further described according to a survey by John Kohl, Surveyor, dated June 6, 1978, as follows:

Beginning at a point in the westerly margin of Log Cabin Road, formerly Ferguson Avenue; thence 189.5 feet along the common line between Lot Nos. 22 and 23; thence 61.4 feet, more or less, to a point in the westerly margin of Log Cabin Road; thence along said Road, 172.9 feet more or less to the point of beginning.

Being the same property conveyed to Alexandrea Pataky, a single woman, by Warranty Deed from David Hicklin, single, dated September 16, 2015, of record in Instrument No. 20150923-0096622, Register's Office for Davidson County, Tennessee.

This is investment property of the grantor, and no marital rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4917 Log Cabin Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 1st day of November, 2017.

Alexandrea Pataky

STATE OF ILLINOIS
COUNTY OF LAKE

Personally appeared before me, a Notary Public of said County and State, Alexandrea Pataky, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2017.

OFFICIAL SEAL
ALFRED CROW
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/17/18

Notary Public

My Commission Expires: 12/17/18