Bill Garrett Davidson County
Batch# 33056 DEEDWARR
12/04/2017 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20171204-0123574

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of November, 2017.

Notary Public
My Commission expires 7/8/19
(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:
Steven Page	Legends Bank	047-00-0-095.00
5519 Old Hickory Boulevard	310 North 1st Street	
Ashland City, TN 37015	Clarksville, TN 37040	

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, **Amanda Dean, as Successor Trustee for The 5519 Old Hickory Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Page and Jennifer Dickens, tenants by the entirety,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in he 13th, formerly 25th Civil District of Davidson County, Tennessee, or the Headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 117, Register's Office for said County, being known as Tract 9 of the Dr. E.E. Brown Fare, formerly the Governor Roberts Property, and shown on a copy of a survey by Ralph W.C. Lambert dated June 3, 1967, and revised September 12, 1967, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Boulevard corner post in the fence line of the Hallie Smith property; thence with said fence line north 59 degrees West 162 feet to a fence post; thence north 25 degrees 30' west 26 feet to a gate post; thence north 70 degrees 45' west 1,337 feet to a stake in fence; thence north 22 degrees east 83 feet to a fence post, corner to John A Widener; thence south 70 degrees 45' east 1,520 feet to a fence corner post in the westerly margin of Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard South 22 degrees west 123 feet to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Andy Maloney, as Trustee for The 5519 Old Hickory Trust, from Cynthia Lynn Martin, by deed on September 21, 2017, of record in Instrument Number 20170926-0098636, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 5519 Old Hickory Trust.

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

Easements as set forth in instrument recorded in Book 8676, page 88 and Instrument Nnumber 20011001-0105635, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5519 Old Hickory Blvd, Ashland City, TN 37015**

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 November 30, 2017.

The 5519 Old Hickory Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2017

My commission expires 5-5-19

Notary Public

EMILYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.