P17-8893-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8893-BW

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 41475 DEEDWARR
12/27/2017 11:19:14 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20171227-0131143

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **435,000.00**.

Jana Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 2017

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry St. John		
1604 5th Avenue North	New Owner	082-05-0D-002.00-CO
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jere M. Livingstone, now known as Jere M. Mitchell, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry St. John and Clarissa St. John, husband and wife**

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:

Property situated in Davidson County, Tennessee, being Unit No. 1604, Page Perry Condominiums, II, a Horizontal Property Regime with Private Elements, pursuant to the Tennessee Horizontal Property act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20050531-0060892, Amendment to Master Deed for Page Perry Condominiums, II of record in Instrument No. 20120628-0056586 and as Amended and Restated in Instrument No. 20170712-0070105, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jere M. Livingstone, unmarried by Warranty Deed from Joyce Page and Joseph L. Perry, both unmarried of record in Instrument No. 20050531-0060893, Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on May 31, 2005.

Being the same property conveyed to Jere M. Livingstone now known as Jere M. Mitchell by Quitclaim Deed from Page Perry Condominiums Homeowner's Association, II, Inc. and Jere M. Livingstone now known as Jere M. Mitchell of record in Instrument No. 20120628-0056588, Register's Office for Davidson County, Tennessee, dated April 25, 2012 and recorded on June 28, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1604 5th Avenue North, Nashville, TN 37208.**

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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 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 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 hand this the 22nd day of December, 2017.

Jere M. Mitchell

Jere M. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 22nd day of December, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY