Bill Garrett Davidson County
Batch# 45724 DEEDWARR
01/08/2018 04:19:30 PM 4 pgs
Fees: $23.00 Taxes: $388.50
20180108-0002526

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of December, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

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:
Matthew Wilson and Danny Cage	Same as new owner	07111013200
(NAME)	(NAME)	
PO Box 1728		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121		

Warranty Deed

For and in Consideration of the sum of $105,000.00 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 **Irma Gail Estes and Marilyn Ann Wilburn Smith, each a one-third (1/3) interest as tenants in common and Lee Ann Cage Edwards and Charles Daniel Cage and David Cage, heirs at law of the Estate of Donna Carole Cage,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Wilson and Danny Cage**, 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 the westerly one-half of Lot No. 55 on the plan of Trinity heights as of record in Book 161, Page 18, Register Office for said County.

Said part of Lot No. 55 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donna Carole Cage and Irma Gail Estes and Marilyn Ann Wilburn, each a one-third (1/3) interest as tenants in common by deed from Ethel Lee Meeker, a window, of record in Book 10313, Page 855, said Register's Office. The said Donna Carole Cage having since

deceased leaving Danny Cage, Lee Ann Cage Edwards and David Cage her heirs-at-law. See also Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

The said Marilyn Ann Wilburn being one in the same as Marilyn Ann Smith.

This property is __unimproved __improved property known as: 306 Marshall Street, Nashville, TN 37207.

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

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

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 29th day of December, 2017.

David Cage

STATE OF Florida
COUNTY OF St Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Cage, 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 29th day of December, 2017.

Notary Public
My Commission Expires: Nov 7, 2020

DONALD J. TUCKER
MY COMMISSION # GG 015158
EXPIRES: November 7, 2020
Bonded Thru Budget Notary Services

FILE #: 17-6263

Witness our hands this 29th day of December, 2017.

Irma Gail Estes

Irma Gail Estes

Marilyn Ann Wilburn Smith

Marilyn Ann Wilburn Smith

Lee Ann Cage Edwards

Lee Ann Cage Edwards

Charles Daniel Cage

Charles Daniel Cage

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irma Gail Estes and Marilyn Ann Wilburn Smith, Lee Ann Cage Edwards and Charles Daniel Cage, and David Cage, 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 29th day of December, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

FILE #: 17-6263

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

