(2) Return to: Bridgehouse . . .

Bill Garrett Davidson County
Batch# 95697 DEEDWARR
05/23/2018 10:06:42 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180523-0049274

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May 2018.

Notary Public
My commission expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

Address of New Owner:	Send Tax Bills to:	Tax Information:
Epiq Engineering, LLC 6203A New York Avenue Nashville, TN 37064	New Owner	105-10-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edna Shields Page, as Executrix of the Estate of Lindsey Page, Jr., and individually, Waymond Everett, Sr., Autumn Prather and Waymond Everett, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Epiq Engineering, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Being a Northerly portion of Lot No. 1 on the Map of W.H. Matthews Subdivision of Lot Nos. 6, 7, 8 and 9 of the Waverly Plan, of record in Book 161, Page 48, Register's Office for said County.

Said part of said lot fronts 32 feet on the Easterly side of 8th Avenue South and extends back between lines with the Southerly margin of an alley, 58 feet to a line in the rear on which it measures 32 feet.

Being the same property conveyed to Lindsey Page, Sr. and Lindsey Page, Jr., by Warranty Deed from Claude O. Reed and wife, Martha Reed, dated January 27, 1975, of record in Book 4886, Page 50, Register's Office for Davidson County, Tennessee. Lindsey Page, Sr., and wife, Rosa M. Page, conveyed their interest in said property, reserving unto themselves a lifetime interest, to Linda Page Everett by Quitclaim Deed dated March 10, 1993, of record in Book 8886, Page 830, Register's Office for Davidson County, Tennessee. Lindsey Page, Sr., and Rosa M. Page are now deceased. Linda Page Everett, a/k/a Linda Marie Everett died intestate, leaving as her only heirs at law, her husband, Waymond Everett, Sr., and two children, Autumn Prather and Waymond Everett, Jr., (See Affidavits of Heirship of record in Instrument No. 20130603-0055654 and Instrument No. 20141204-0111351, Register's Office for Davidson County, Tennessee). Lindsey Page, Jr., is now deceased. According to Probate Case Docket No. 18P219, Lindsey Page, Jr., died leaving a written Will wherein Edna Shields Page was named Executrix of his Estate.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 161, Page 48, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1704 8th Avenue South, Nashville, TN 37203.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 18th day of May, 2018.

Edna Shields Page, as Executrix of the Estate of Lindsey Page, Jr.

Edna Shields Page

Autumn Prather

Waymond Everett, Jr., by Waymond Everett, Sr., his attorney in fact

Waymond Everett, Sr.

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Edna Shields Page, Executrix of the Estate of Lindsey Page, Jr.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** as such **Executrix**

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this the 18th day of May, 2018.

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 **Edna Shields Page and Waymond Everett, Sr., and Autumn Prather** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this the 18th day of May, 2018.

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Waymond Everett, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Waymond Everett, Jr.**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Waymond Everett**, Jr., and appearing of record in Instrument No. 20180523-0049273, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017075411