This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-2165

Bill Garrett Davidson County
Batch# 106796 DEEDWARR
06/20/2018 10:47:53 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180620-0059372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2018

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Roberts 442 Huntington Ridge Drive Nashville, TN 37211	New Owner	161-11-0A-215.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Stacey Lynn Page, as Sole Heir-At-Law of the Estate of Margaret A. Page (a single woman), deceased, and as Sole Devisee under the Un-Probated Last Will and Testament of Margaret Ann Page, dated March 3, 2011**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Roberts** a married man, hereinafter called the Grantee(s), his/her/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 Unit No. 215 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, said Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Margaret Ann Page, single by Warranty Deed from Third National Bank, recorded on the 25th day of June, 1976 in Deed Book 5038, Page 801, in the Register's Office of Davidson County, Tennessee. The said Margaret Ann Page, also known as Margaret A. Page, having since died March 22, 2017, leaving a Last Will and Testament which has not been filed for probate.

Pursuant to the Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20180620-0059370 and 20180620-0059371, in the Register's Office for Davidson County, Tennessee, and by operation of law, the property has vested to Stacey Lynn Page as the sole heir at law for Margaret Ann Page.

This is ☒ improved or ☐ unimproved property located at: **442 Huntington Ridge Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2018.

GRANTOR:

Stacey Lynn Page,
Sole Heir-At-Law of the Estate of Margaret A. Page, deceased

Stacey Lynn Page,
Sole Devisee under the Un-Probated
Last Will and Testament of Margaret Ann Page dated March 3, 2011.

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacey Lynn Page as Sole Heir-At-Law of Margaret A. Page, deceased, and Sole Devisee under the Un-Probated Last Will and Testament of Margaret Ann Page, dated March 3, 2011, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2018.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission expires: 5.5.2020