Bill Garrett Davidson County
Batch# 131809 DEEDWARR
08/21/2018 03:44:13 PM 2 pgs
Fees: $13.00 Taxes: $1,093.35
20180821-0083014

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810829

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-18-1629

295,500.00

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

NOTARY PUBLIC

My commission expires: 07/06/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia A. Barker 1129 Leland Avenue Nashville, TN 37216	New Owner	072-06-4-A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Five Thousand Five Hundred and 00/100 Dollars ($295,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN PAIGE, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OLIVIA A. BARKER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. A, on the Townhomes at 1129 Leland Avenue, a Horizontal Property Regime with Private Elements, as established by and shown as to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1129 Leland Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160726-0076886, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ryan Paige, by Warranty Deed from Johnny Kirby and wife, Connie Kirby, dated 3/18/2016, recorded 3/21/2016, of record in Instrument No. 20160321-0026417, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1129 Leland Avenue, Unit A, Nashville, TN 37216, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2018.

RYAN PAIGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ryan Paige, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of August, 2018.

Notary Public

BCHenSmith

Printed Notary Name

My commission expires: 1-8-19

