Karen Y Johnson Davidson County
Batch# 135920 DEEDWARR
09/04/2018 10:42:30 AM 2 pgs
Fees: $13.00 Taxes: $656.75
20180904-0087121

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811003

WARRANTY DEED

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Aimee Cain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2018.

NOTARY PUBLIC

My commission expires: 7.6.2020

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
Karen Lavender and Robyn Morshead 811 Horner Ave Nashville TN 37204	Same address as new owner	072-02-0-002.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars ($177,500.00), 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAREN LAVENDER, married, and ROBYN MORSHEAD, unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 31 on the Map of Maynor Place, a plat of which is of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Ryan Paige, by Quitclaim Deed from Christen Paige, dated 5/5/2018, recorded 5/22/2018, of record in Instrument No. 20180522-0048864, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property previously conveyed to Christen Paige by Quitclaim Deed from Ryan Paige, a married man, dated 8/15/2017, recorded 8/25/2017, of record in Instrument No. 20170825-0087502, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property previously conveyed to Ryan Paige, a married man, by Warranty Deed from Henry L. Perry aka Henry Lee Perry and Phyllis W. Perry aka Phyllis Woods Perry aka Phyllis Yvonne Woods, dated 1/3/2017, recorded 1/5/2017, of record in Instrument No. 20170105-0001271, said Register's Office.

The address of the herein described property is believed to be 903 Maynor Street, Nashville, TN 37216, and is shown on all tax records as same, 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), their 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 Grantor(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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd 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 23rd day of August, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19