RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811073

Karen Y Johnson Davidson County
Batch# 145018 DEEDWARR
09/25/2018 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180925-0094920

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018.

NOTARY PUBLIC

My commission expires: 7-26-21

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
John Newcomb and wife, Kathleen Newcomb 910 13th Street Nashville, TN 37206	NEW OWNER	094-05-0-039.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), 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, **CHRISTEN PAIGE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN NEWCOMB AND WIFE, KATHLEEN NEWCOMB**, 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. 116 as shown on the map entitled Shelby Heights, Section 3, of record in Plat Book 3106, page 12, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description of the property.

Together with that portion of Alley No. 297 (proposal No. 96M-105U), closed by Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 096-493 approved on November 25, 1996.

Being the same property conveyed to Christen Paige, by Quitclaim Deed from Ryan Paige, dated 5/17/2018, recorded 5/22/2018, of record in Instrument No. 20180522-0048862, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Ryan Paige by Warranty Deed from Lynne P. Wilkinson, dated 4/24/2015, recorded 4/27/2015, of record in Instrument No. 20150427-0037202, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 910 S 13th Street, Nashville, TN 37206, 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 she is lawfully seized and possessed of said real estate; that she 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 herself, her 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 14th day of September, 2018.

Christen Paige

CHRISTEN PAIGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christen Paige, 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 seal, this the 14th day of September, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-5-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-5-19

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

