Karen Y Johnson Davidson County
Batch# 151702 DEEDWARR
10/16/2018 11:04:19 AM 2 pgs
Fees: $13.00 Taxes: $665.63
20181016-0102390

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811115

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 $179,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 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
Brian J. Foley 903 A. Maynor Street Nashville, TN 37216		072 02 0 002.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($179,900.00), 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, **BRIAN J. FOLEY, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Unit A, as shown on the Declaration of covenants, Conditions and Restrictions for 903 Maynor Avenue, a Horizontal Property Regime with Private Elements, as recorded in Instrument No. 20180816-0081372, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being a part of that same property conveyed to Ryan Paige by Quit Claim Deed from Christen Paige, dated May 5, 2018 and recorded at Instrument No. 20180522-0048864, Register's Office for Davidson County, Tennessee. Part of property previously conveyed to Christen Paige by Quit Claim Deed from Ryan Paige, a married man, dated August 15, 2017 and recorded at Instrument No. 20170825-0087502, said Register's Office. Part of 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 January 3, 2017 and recorded at Instrument No. 20170105001271, said Register's Office.

The address of the herein described property is believed to be 903 A. 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of October, 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 12th day of October, 2018.

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

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19