RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811064

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168528 **DEEDWARR**
11/29/2018 12:52:59 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20181129-0116457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

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
Ian T. McEwen and John H. McEwen 1027 North 6th Street Nashville, TN 37207	Same address as new owner	082 04 0 122.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00), 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**, married, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IAN T. MCEWEN,** a single man, and **JOHN H. MCEWEN**, a married man, as tenants in common, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of A.W. Wills's Subdivision of the McFerrin Lands, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Christen Paige by Quit Claim Deed from Ryan Paige, dated May 5, 2018 and recorded at Instrument No. 201805220048863, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ryan Paige by Warranty Deed from Janie L. McAfee, married, dated April 1, 2014 and recorded in Instrument No. 201404210032941, said Register's Office.

The address of the herein described property is believed to be 1027 North 6th Street, Nashville, TN 37207, 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.

This property is not a marital residence, and as such is not subject to any homestead, dower or marital interest as contemplated by TCA Section 26-2-307 or similar statute.

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 they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their 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 20th day of November, 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of November, 2018.



Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 4-13-22