WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170859 **DEEDWARR**
12/05/2018 03:34:16 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181205-0118761

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF December, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WHITNEY J PAGE AND ETHAN R PAGE (NAME)	UNITED HOME LOANS INC (NAME)	06116000400
1211 McALPINE AVE (ADDRESS)	4 WESTBROOK CORP CTR #650 (ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	WESTCHESTER, IL 60154 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary C Wilkins, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Whitney J. Page and Ethan R. Page, wife and husband ---------- HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 19 on the Plan of Kennedy & Graves' Plan of Monte Vista of record in Plat Book 421, Page 143, Register's Office of Davidson County, Tennessee.

Said part of Lot fronts 60 feet on the Northerly side of Alpine or McAlpine Avenue and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Mary C. Devaney, an unmarried woman by Warranty deed from Stuart C. Sanders of record in Instrument No. 20051115-0137848 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 15, 2005. Mary C. Devaney has since married Andrew Wilkins and is now known as Mary C. Wilkins. Andrew Wilkins joins in this transfer to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1211 McAlpine Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December 2018.

Mary C Wilkins

Andrew Wilkins

Mary C Wilkins

Andrew Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary C Wilkins and Andrew Wilkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY