THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Y Johnson Davidson County Batch# 172331 **DEEDWARR** 12/10/2018 01:36:05 PM 2 pgs Fees: $13.00 Taxes: $2,534.50 20181210-0120088	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) CHARLOTTE E HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2021

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Page Gen X, LLC 1515 Harding Place Nashville, TN 37215	Page Gen X, LLC 1515 Harding Place Nashville, TN 37215	130-05-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MICHAEL J. STABILE and wife, JEANNE SUTTON STABILE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PAGE GEN X, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the 34th Councilmanic District of Davidson County, Tennessee and located on the west margin of Page Road, said parcel being the southerly part of Lot 11 and the northerly part of Lot 12, Block "K" on the Revised Plat of Highlands of Belle Meade No. 2, as evidenced in Plat Book 843, Page 18 in the Register's Office for Davidson County Tennessee (RODCT), and said parcel being of Map 130-05, Parcel 120.00 as evidenced in Deed Book 3254, Page 337, RODCT, and being more particularly described as follows:

Beginning, at an iron rod in the west margin of Page Road, said iron rod being North 01 degrees 34 minutes 17 seconds East a distance of 79.50 feet from the southeast corner of Lot 11 on Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, and said iron rod being the northeast corner of the property herein described, and said iron rod also being the southeast corner of Parcel 119.00 (Summarell) as evidenced in Deed Book 1001, page 229, RODCT, thence:

1) following the west margin of Page Road, South 01 degrees 34 minutes 17 seconds West a distance of 119.89 feet to an iron rod, said iron rod being the southeast corner of the property herein described, and said iron rod being the northeast corner of Parcel 121.00 (Fidelholtz) as evidenced in Deed Book 2487, Page 311, RODCT, thence:

2) leaving the west margin of Page Road and following the line in common with Parcel 121.00, North 81 degrees 53 minutes 57 seconds West a distance of 198.50 feet to an iron rod, said iron rod being the southwest corner of the property herein described, and said iron rod being the northeast corner of Parcel 121.00, and said iron rod also being in the east line of Parcel 107.00 (Lenderman) as evidenced in Deed Book 10320, Page 504, RODCT, thence:

3) leaving the line in common with Parcel 121.00 and following the line in common with Parcel 107.00 and Parcel 108.00 (Biller) as evidenced in Instrument # 20070319-0033278, RODCT, North 01 degrees 45 minutes 30 seconds East a distance of 104.13 feet to an iron pipe, said iron pipe being the northwest corner of the property herein described, and said iron pipe being North 01 degrees 45 minutes 30 seconds East a distance of 29.20 feet from the southwest corner of Lot 11 on Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, and said iron pipe being the southwest corner of Parcel 119.00, and said iron pipe also being in the east line of Parcel 108.00, thence:

4) leaving the line in common with Parcel 108.00 and following the line in common with Parcel 119.00, South 86 degrees 26 minutes 52 seconds East a distance of 196.99 feet to an iron rod, THE BEGINNING, containing 0.5067 acres more or less, according to a survey by Jesse E.Walker, RLS, PE, drawing number 09109001, dated 05/15/2004.

Being the same property conveyed to **Michael J. Stabile and wife, Jeanne Sutton Stabile**, by deed from **Carol L. Strobush,** of record as **Instrument No. 20090609-0053540,** dated **6/1/2009**, said Register's Office.

This is improved property known as 211 Page Road, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 1) Matters as shown on the plat of record in Book 547 page 159, as amended of record in Book 843 page 18, Register's Office for said County; 2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6346 page 546; and Restrictions of record in Book 806, page 686, Register's Office for said County; and 3) Restrictions of record in Book 806 page 686, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as a private place of residence.

WITNESS our hands this 6th day of December, 2018

Michael J. Stabile

Jeanne Suton Stabile

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MICHAEL J. STABILE and JEANNE SUTTON STABILE, husband and wife**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 2018.

Notary Public

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

My Commission Expires: