(1)

Karen Johnson Davidson County
Batch# 210319 DEEDWARR
03/27/2019 08:54:45 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190327-0027437

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190300063

WARRANTY DEED

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of March 2019

Notary Public

MY COMMISSION EXPIRES: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Arney and Gwendolyn Arney **1707 Russell St.** **Nashville, TN 37206**	Broker Solutions Inc dba New American Funding P.O. Box 650076, Dallas,TX 75265-0076	**083-14-0-060.00**

FOR AND IN 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, WE,

David N. Page, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Arney and Gwendolyn Arney, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 93 and the easterly 20 feet of Lot No. 94 on the unrecorded plan of part of the Priest Home Place, described together as follows:

Said parts of Lots Nos. 93 and 94 front 55 feet on the northerly side of Russell Street, and run back between parallel lines parallel with and 155 feet easterly from the easterly margin of 17th Street, 160 feet to a dead line.

BEING the same property conveyed to David N. Page, a single person, by Warranty Deed from Amanda L. McNalley, unmarried, dated 9/29/10 and recorded 9/30/10 in Instrument No. 20100930-0077996, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1707 Russell St., Nashville, TN 37206**
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 our hands this 25th day of March, 2019.

David N. Page

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ CHARLESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David N. Page the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ CHARLESTON, SOUTH CAROLINA, this 25th day of March, 2019.

Commission Expires: 3-3-2026

Notary Public

TONI MAJOR WOODARD
Notary Public
State of South Carolina
My Commission Expires
March 3, 2026

TONI MAJOR WOODARD NOTARY PUBLIC SOUTH CAROLINA