THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JIMM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $401,000.00 Affiant Subscribed and sworn to before me, this 18th day of June, 2019. Notary Public My Commission Expires: 3/15/2020

WARRANTY DEED

Address New Owner: David Battle Page and Alexis Bancroft 605 Elaine Drive Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 133-13-0-132.00

Karen Johnson Davidson County
Batch# 245307 DEEDWARR
06/19/2019 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,483.70
20190619-0058952

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC M. PARL** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to, **DAVID BATTLE PAGE, UNMARRIED, AND ALEXIS BANCROFT, UNMARRIED,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 603, as shown on the map entitled the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC M. PARL, AN UNMARRIED MAN, by deed from RACHEL E. JOHNSON AND ANDREW B. JOHNSON, WIFE AND HUSBAND, of record in Instrument No. 20170421-0039335, dated April 20, 2017, said Register's Office.

This is improved property commonly known as: **605 Elaine Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

ERIC M. PARL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC M. PARL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 2019

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee:

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires