Karen Johnson Davidson County
Batch# 258822 DEEDWARRSP
07/19/2019 09:01:13 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20190719-0070740

SPECIAL WARRANTY DEED

This instrument was prepared by & Return to: Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
James Jackson 1343 Stratford Avenue Nashville, TN 37216	Same	081-06-0-253.00

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $95,000.00.

Affiant

Sworn to and subscribed before me this 11th day of July 2019

Notary Public

My commission expires: 12/6/21

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

Charles Page and Bobbie Page, husband and wife (collectively, the "Grantor") for and in consideration of Ten and 00/100ths Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantors' liability under that certain Promissory Note (herein "Note"), dated January 16, 2019 payable to **James Jackson,** (the "Grantee"), executed and delivered by Grantor, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee (the "Real Property"):

The above described property is improved property known as:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Cumberland Gardens, Section Eight of record in Plat Book 3300, Page 82, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 18 fronts 53 feet on the North side of Jenkins Street and runs back 73.9 feet on the Westerly line and 110 feet on the Easterly line to a broken line measuring 80.9 feet thereon.

Being the same property conveyed to Charles Page and Bobbie Page, husband and wife by Warranty deed from James Jackson, single of record in Instrument No. 20190117-0004974 Register's Office for Davidson County, Tennessee, dated January 16, 2019 and recorded on January 17, 2019.

Notwithstanding the above release of Grantor from all liability under all of the liens and security interests evidencing or securing payment of the Note, the Mortgage shall remain valid and in full force and effect unless and until released by Grantee, it being the intention of the parties that there shall be no merger of any said liens with the title or other interest of Grantee by virtue of this conveyance, and the parties provide that each such interest in the liens on one hand and the title on the other shall be and remain at all times separate and distinct.

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its successors and assigns forever in fee simple.

Grantors, for themselves, and for their heirs and assigns, do hereby covenant and agree to and with the Grantee, that they are lawfully seized and possessed of the Real Property; that they have full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as set forth below, and, that they will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under them.

Exceptions:

1. Taxes for the year 2019, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 82, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3435, Page 225, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on July 11, 2019.

GRANTOR: Charles Page

Charles Page

Bobbie Page

Bobbie Page

STATE OF TENNESSEE)
COUNTY OF WILLIMASON)

On this 11th day of July, before me personally appeared **Charles Page**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and seal, at office in Brentwood, Tennessee, this 11 day of July 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

My Commission Expires:
10-3-2020

STATE OF TENNESSEE)
COUNTY OF WILLIMASON)

On this 11th day of July, before me personally appeared **Bobbie Page**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and seal, at office in Brentwood, Tennessee, this 11 day of July 2019.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

My Commission Expires:
10-3-2020