Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 272121 DEEDWARR
08/15/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190815-0081824

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Notary Public
My commission expires: 03/[illegible]/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-1906-38886

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Oscar Randolph Batson, Jr. 507 Beech Creek Rd. Brentwood, TN 37027	Oscar Randolph Batson, Jr. 507 Beech Creek Rd. Brentwood, TN 37027	103-03-0-210.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald Calvin Page, a single person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Oscar Randolph Batson, Jr., a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land being a parcel of land in the Twenty-Fourth Civil District of Davidson County, Tennessee and located near the intersection of Nebraska Avenue and 50th Avenue, and being shown as Lot 2 on H.S. Hunter's Re-Subdivision of Block 7 Sylvan Park, as evidenced in Plat Book 974, Page 23, also being shown as Parcel 210.00, on Davidson County Tax Map 103-03, belonging to Donald Calvin Page, as evidenced in Deed Book 5818, Page 215 in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located northerly along the west margin of 50th Avenue, 53 feet more or less from the intersection of the north margin of Nebraska Avenue and the west margin of 50th Avenue, said iron pin being the northeast corner of Lot 1, being shown as Parcel 209.00, on Map 103-03, belonging to Oscar Randolph Batson, Jr., as evidenced in Instrument 20181203-0117509, RODCT, said iron pin being the southeast corner of Lot 2, and said iron pin being the BEGINNING, thence;

1) With the north line of said Lot 1, and with the south line of the property herein described, South 87 degrees 32 minutes 11 seconds West, a distance of 172.77 feet to an iron pin, said iron pin being the northwest corner of said Lot 1, said iron pin being the northeast corner of Lot 8, being shown as Parcel 208.00, on Map 103-03, belonging to Batson, as evidenced in Instrument 20080623-0064607, RODCT, said iron pin being the southeast corner of Lot 7, being shown as Parcel 207.00, on Map 103-03, belonging to Chamberlain, as evidenced in Deed Book 11147, Page 813, RODCT, and the southwest corner of the property herein described, thence;

2) With the east line of said Lot 7, and with the west line of the property herein described, North 01 degrees 40 minutes 18 seconds West, a distance of 53.00 feet to an iron pin, said iron pin being the northeast corner of said Lot 7, said iron pin being the southwest corner of Lot 3, being shown as Parcel 211.00, on Map 103-03, belonging to Sherbakoff, as evidenced in Instrument 20180604-0053264, and said iron pin being the northwest corner of the property herein described, thence;

3) With the south line of said Lot 3, and with the north line of the property herein described, North 87 degrees 34 minutes 25 seconds East, a distance of 172.50 feet to an iron pin, said iron pin being the southeast corner of said Lot 3, said iron pin being the northeast corner of the property herein described, and said iron pin being along the west margin of 50th Avenue, thence;

4) With said west margin, and with the east line of the property herein described, South 01 degrees 57 minutes 45 seconds East, a distance of 52.88 feet to the BEGINNING.

For informational purposes only: survey by Jesse E. Walker, RLS, dated August 12, 2019, references above described property to contain 0.2098 acres or 9,139 square feet, more or less.

Being the same property conveyed to Donald Calvin Page by deed from Susie Mangrum Pewitt, a widow, dated November 10, 1981, recorded November 12, 1981, of record in Book 5818, Page 215, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 133 50th Ave. N., Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of August, 2019.

Donald Calvin Page by:-

Gordon Paul Page, his attorney-in-fact

Donald Calvin Page by: Gordon Paul Page, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gordon Paul Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Donald Calvin Page and that he is authorized by Donald Calvin Page to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN this 15th day of August, 2019.

Notary Public at Large

My commission expires: 03/08/2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Jessica Lascelle do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Lascelle

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/08/2021

