WARRANTY DEED

Karen Johnson Davidson County
Batch# 272342 DEEDWARR
08/16/2019 09:48:30 AM 2 pgs
Fees: $13.00 Taxes: $549.08
20190816-0082104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1206KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO if left blank please use the address of the new owner	MAP-PARCEL
Jose Merchan	Jose Merchan	052-01-0-175.00
262 Neelys Bend Road	124 Piedmont Ave	
Madison, TN 37115	Nashville TN 37216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
TIMOTHY WAYNE PAGE AND RICHARD ERIC EDWARDS AND WILLIAM THOMAS PAGE AND DAMON PATRICK PAGE

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

JOSE MERCHAN

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

SEE EXHIBIT "A"

This is property known as 262 Neelys Bend Road, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 15th day of August, 2019.

Timothy Wayne Page

Richard Eric Edwards

William Thomas Page

Damon Patrick Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TIMOTHY WAYNE PAGE, RICHARD ERIC EDWARDS, WILLIAM THOMAS PAGE, AND DAMON PATRICK PAGE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

19-1206KH

EXHIBIT A - LEGAL DESCRIPTION

Certain Real Estate in Davidson County, Tennessee as follows: being Lot 15 and the West 22 1/2 feet of Lot No. 16 of Block G on the Revised Plan of Power and Roths Madison Park Subdivision of record in Book 843, page 7, Registers Office for Davidson County, Tennessee.

Said Lot No. 15 and part of Lot No. 16 adjoin front together 71 1/2 feet on the South said of Neelys Bend road and run back between parallel line 200 feet to a dead line.

Being the same property conveyed to Kathleen Page, unmarried, by Warranty Deed from Glen R. Smiley and Don N. Smiley and Clarice F. Smiley, of record, in Instrument No. 20020301-0026024, in the Register's Office of Davidson County, Tennessee, dated February 15, 2002 and Recorded on March 1, 2002. The said Kathleen Page having since died on May, 3, 2019, title is now vested in the Grantors as her sole heirs at law. Affidavit of Heirships of record in Instrument Number _____ * _____, in the Register's office for Davidson County, Tennessee.

* 201908160082102 & 201908160082103

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. **County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Power and Roth's MADISON PARK, as recorded in Plat Book 843, Page(s) 7.**

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

