WARRANTY DEED

Karen Johnson Davidson County
Batch# 555864 DEEDWARR
01/19/2021 09:45:05 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20210119-0007572

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$319,900.00**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2021.

Notary Public

My commission expires: May 17, 2021
(AFFIX SEAL)

JOSEPH M. BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Robert Page		**Map 161-04-0 Parcel 041.00**
402 Larkway Court	same	
Nashville, TN 37211		

FOR AND IN 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,

Daniel Varnell and wife, Ceci Varnell

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

John Robert Page, unmarried

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 Lot No. 24 on the Plan of Kingswood Park, of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Varnell and wife, Ceci Varnell, by Warranty Deed dated March 28, 2002 from Jonathan Lee Eliason and wife, Heidi Christina Eliason, of record in Instrument No. 20020425-0051118, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2900, Page 70, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **402 Larkway Court, Nashville, TN 37211**

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 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 my/our hand(s) this **15th** day of **January, 2021.**

Daniel Varnell

Daniel Varnell

Ceci Varnell

Ceci Varnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel Varnell and Ceci Varnell,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **January, 2021.**

Notary Public

My Commission Expires: 11/8/21

