WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 576228 DEEDWARR
02/24/2021 08:55:16 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20210224-0022662

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S Suite 202 Nashville Tennessee,37212

File No.: NAS0371-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lynn Howard, a married man	Lynn Howard, a married man	081-11-0-141.00
(NAME) 1824 Underwood Street	(NAME) 1824 Underwood Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARVIN J. PAGE, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNN HOWARD, A MARRIED MAN,** 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. 37 on the Plan of Champions Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fed Development, LLC, a Tennessee limited liability company by Warranty deed from Lindsey Page, Jr., Waymond Louis Everett, Sr., Autumn Prather, Waymond Louis Everett, Jr. of record in Instrument No. 20160217-0014979 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 17, 2016.

Being the same property conveyed to FED Development LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20181001-0097220 Register's Office for Davidson County, Tennessee, dated September 25, 2018

and recorded on October 01, 2018.

Being the same property conveyed to Marvin J. Page Jr. by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20181001-0097221 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on October 01, 2018.

unimproved ☐

improved ☒ property, known as 1605 21st Ave N, Nashville, TN 37208

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 19 day of Feb, 2021.

Marvin J. Page, Jr.

State of Tennessee

County of Davidson

On this 19th day of Febuary, 2021, before me ~~peroasnally~~ personally appeared Marvin J. Page Jr., to me known to be the person described in and who executed the foregoring instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, the 19th day of Febuary, 2021

Notary Public

My Commission Expires: 7/3/23

Affix stamp/seal:

