WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 17:28 2pgs
Fees:13.00 Taxes:703.00

20030604-0076942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

David S. Pelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Pelton	Legends Mortgage, Inc.	161-050-023.00
(NAME) PO Box 41831 ~~5400 Bradfield~~	(NAME) 1143 Columbia Avenue	
(ADDRESS) Nashville, TN 37204 ~~37220~~	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles R. Payne Jr. and wife, Natalie D. Payne**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Pelton and wife, Margaret L. Pelton**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54 on the Plan of Hillview Estates, as of record in Plat Book 3600, page 89, Register's Office for said County, described as follows:

Beginning on the east margin of Bradfield Drive, at the corner of Lots 54 and 55; thence north with said Drive, 114.09 feet to a monument; thence northeasterly around a curve, 39.27 feet to a monument in the south margin of Woodhurst Drive; thence east along the margin of said Drive, with a slight curve, 142.43 feet to the corner of Lots 54 and 73; thence south with the line of said Lots, 137.4 feet to a monument at the corner of Lots 54 and 55; thence west with the line of said lots, 196.23 feet to the beginning.

Being the same property conveyed to Charles R. Payne Jr. and wife, Natalie D. Payne by Deed from Crescent Supply Company, of record in Book 4153, page 586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 89; restrictions of record in Book 3836, page 179 and Book 3868, page 709; all of record in the Register's Office for to ~~**Error! Bookmark not defined.**~~ **County, Tennessee.**

Davidson

unimproved ☐

This is improved ☒ property, known as 5400 Bradfield, Nashville, TN 37220

(House Number) (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 27th day of May, 2003.

Charles R. Payne Jr.

Charles R. Payne Jr.

Natalie D. Payne

Natalie D. Payne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles R. Payne, Jr. and wife, Natalie D. Payne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of May, 2003.



Notary Public

My Commission Expires: _____