WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
214 Maryland Way, Suite 208
Brentwood, TN 37027

037N07636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA J. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN NOV 27 2004

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Fite	Countrywide Home Loans	108-15A-19
(NAME)	(NAME)	
216 Woodmaker Court	718 Thompson Lane, Ste. 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37204-3612	
(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, Philip D. Payne and wife, Gina Johnston Payne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Fite, 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. 19 on the Plan of Percy Priest Subdivision, now revised as Cheswicke Park, a planned unit development, of record in Plat Book 9700, Page 384, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Philip D. Payne, unmarried, by Warranty Deed from William H. Dorris and Robert B. Huffine of record in Instrument No.20010904-0095341, Register's Office for Davidson County, Tennessee. **

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 216 Woodmaker Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**Gina Johnston Payne, wife of Philip D. Payne, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that she may have in and to said property.

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.

Davidson County DEEDWARR
Recvd: 12/30/03 16:12 2pgs
Fees:13.00 Taxes:399.23

20031230-0184195

Witness my/our hand(s) this 19th day of December, 2003.

Philip D. Payne

Gina Johnston Payne

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 Philip D. Payne and Gina Johnston Payne, 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 19th day of December, 2003.

Commission expires: ~~November 27, 2004~~

Deborah K. Devine Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE