WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/06 14:52 2 pgs
Fees:13.00 Taxes:1526.25

20060123-0008682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Deonna Splatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2006.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: May 24, 2008
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Druffel	Wells Fargo Bank, N.A.	172090A01300CO
(NAME)	(NAME)	
6308 Banbury Station	P.O. Box 10304	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Des Moines, IA 50306-0304	
(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, Robert Kline Payne, and wife, Julie Lynn Payne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Druffel, and wife, Margaret R. Druffel, 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:

Being Lot No. **13** on the Plan of Third Revision, Section One, Banbury Crossing, of record in Book 9700, page 536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Kline Payne and wife, Julie Lynn Payne from The Jones Company Custom Homes of Tennessee, Inc. of record in Book 10871, page 66, said Register's Office.

This transaction is subject to (1) Subject to all matters of record in Plat Book 9700, page 536, Register's Office for Davidson County, Tennessee. (2) Declaration of Covenants, Conditions and Restrictions of record in Book 10369, page 48, said Register's Office. (3) Easements and setback lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as 6308 Banbury Station, Brentwood, TN 37027

(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 9th day of January, 2006.

Robert Kline Payne

Julie Lynn Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert Kline Payne and wife, Julie Lynn Payne, the within named bargainors 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 9th day of January, 2005.

Commission expires: 1/21/2007

Notary Public

DELTA HOPKINS LASSITER NOTARY PUBLIC WILLIAMSON CO.