WARRANTY DEED

PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
624 HWY 76
WHITE HOUSE, TN 37188

Davidson County DEEDWARR
Recvd: 01/26/07 14:50 2 pgs
Fees:13.00 Taxes:317.83

20070126-0011131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Amanda Hill
Affiant

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2007.

Natalie Marsh
Notary Public

MY COMMISSION EXPIRES: 01-05-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA G. PAYNE ~~Patricia Gale Payne~~	Wells Fargo Bank, NA	96-7-A-13.00
(NAME)	(NAME)	
354 Stewarts Ferry Pike	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Minneapolis, MN 55467	
(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,

Katherine M. Franks, unmarried,

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

~~Patricia Gale Payne, unmarried~~ PATRICIA G. PAYNE, AN UNMARRIED WOMAN,

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 condominium apartment in Davidson County, Tennessee, being Lot No. 4, Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Katherine M. Franks, unmarried, by Warranty Deed from Anna Priest, unmarried, recorded in Book 11608, Page 93, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 354 Stewarts Ferry Pike, Nashville, TN 37214
(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 my hand this 16th day of January, 2007.

Katherine M. Franks

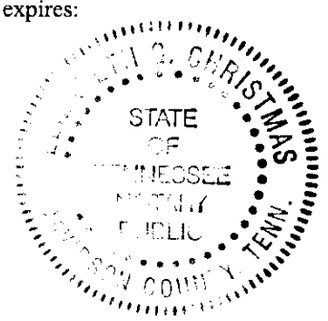
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Katherine M. Franks, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2007.

Commission expires:



My Commission Expires SEPT. 19, 2009

Elizabeth M. Christmas

Notary Public