File No. 280500253

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/08 10:15 2 pgs
Fees:13.00 Taxes:220.15

20080520-0051635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Gary L Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-12-08
(AFFIX SEAL)

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Payne	Gary L. Payne	119-01-0-494.00
(NAME)	(NAME)	
110 Valeria Drive	3330 Distillery Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James B. Johnson Jr. and wife, Pamela M. Johnson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Gary L. Payne and wife, Barbara E. Payne, hereinafter called the grantee(s), 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 4 on the plan of Barbara Heights as of record in Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description (The recording of 3842, Page 258 superseded the record on "A part of lot 65 Block 8, on the Plan of Cumberland Nurseries" of record in Book 332, Page 36 RODC)

Being the same property conveyed to James B. Johnson, Jr. and wife, Pamela M. Johnson by Quitclaim Deed from James B. Johnson Jr. and Robert Christian Johnson as the only sons and sole heirs at law of their mother Barbara Hauff Johnson, the deceased widow of James B. Johnson, of record in Instrument No. 20000509-0047155, Register's Office for Davidson County, Tennessee, dated may 9, 2000.

Subject to all matters as set forth per Plat Book 3842, Page 258, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 110 Valeria Drive, Nashville, TN 37210
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 13th day of May, 2008.

James B. Johnson Jr.

Pamela M. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James B. Johnson Jr. and wife, Pamela M. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of May, 2008.

Commission expires: 10.17.08

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC WILLIAMSON COUNTY

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RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064