WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073157 DEEDWARR
Recvd: 11/18/10 10:12 2 pgs
Fees:13.00 Taxes:943.50
20101118-0092282

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2010

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

MY INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabuj Pattanayek and Sucheta Pattanayek	New Owner	118-14-9.00
(NAME)	(NAME)	
3510 General Hood Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Thomas Payne, an unmarried man and Claire Sanders Payne, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sabuj Pattanayek and wife, Sucheta Pattanayek**, 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. 72 on the Plan of Woodmont Boulevard Section of Marengo Park as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, as plat reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Claire Sanders Payne to Claire Sanders Payne and Thomas Payne, husband and wife as recorded on the 20th day of May, 1999 in Book 11486, Page 661; Affidavit of Heirship as recorded on the 6th day of February, 1992 in Book 8545, Page 371 and Warranty Deed from Charles M. Cowden to Margaret K. Cowden as recorded on the 9th day of May, 1947 in Book 1473, Page 308, corrected in Book 1758, Page 639, in the Register's Office of Davidson County, Tennessee. Claire Sanders Payne and Thomas Remey Payne, II having since divorced pursuant to Final Decree of Divorce filed October 29, 2007. Thomas Remey Payne, II and Thomas Payne being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 908 Winston Place AKA, 3510 General Hood Trail, Nashville, TN 37204

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, has 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 10th day of **November, 2010.**

Thomas Payne

Claire Sanders Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Thomas Payne and Claire Sanders Payne**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of **November, 2010.**

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014