9656
book13

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenniffer D. Payne	New Owner	14809011400
(NAME)	(NAME)	BILL GARRETT, Davidson County
3904 West Valley Dr.		Trans:T20150047677 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/16/15 10:26 2 pgs
Nashville, TN 37211		Fees:13.00 Taxes:481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150616-0057094

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Martin Workman and wife Amelia Workman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jenniffer D. Payne,** 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. 36 on the plan of Locustwood, Section Four, as of record in Book 2330, Page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 80 feet on the easterly side of West Valley Drive and extends back between lines, 238.3 feet on the southerly line and 215.6 feet on the northerly line to a dead line in the rear which is a broken line and measures 83.2 feet thereon.

Being the same property conveyed to Martin Workman and wife, Amelia Workman by Quitclaim Deed dated November 14, 2011, from Phillip Baumgart as Trustee of the XYZ Holding Trust No. LFB102 dated November 10, 2011 of record in Instrument No. 20111202-0094100, 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 3904 West Valley Dr., Nashville, TN 37211
(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/our hands this 15th day of June, 2015.

Martin Workman

Amelia Workman

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me Martin Workman and Amelia Workman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

Notary Public
My Commission Expires: 8-23-16

JAMES L. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE
County of Davidson

Personally appeared before me Amelia Workman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

Notary Public
My Commission Expires: 8-23-16
File No.: 9656

JAMES L. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY