This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

BILL GARRETT, Davidson County
Trans:T20150108851 DEEDWARR
Recvd: 12/28/15 10:17 2 pgs
Fees:13.00 Taxes:269.67
20151228-0129715

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 72,884.00

Affiant Signature

Subscribed and sworn to before me on this the 21st day of December, 2015.

Jasmine D. Cockrell
Notary Public

My Commission expires 09 / 10 / 2018

JASMINE D. COCKRELL
STATE OF TENNESSEE
NOTARY AT LARGE
STATE OF TENNESSEE

NAME AND ADDRESS OF PROPERTY OWNER:
Dennis L. Payne
Ania W. Payne
80 Fawcett Street
Cambridge, MA 02138-1157
Sardis, Tennessee 38371
SEND TAX BILLS TO:
Dennis L. Payne
Ania W. Payne
80 Fawcett Street
Cambridge, MA 02138-1157
MAP AND PARCEL NUMBER: Tax ID #: 07108026700

WARRANTY DEED

15NT00517

Effective the 21st day of December, 2015 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DENNIS PAYNE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DENNIS L. PAYNE AND ANIA W. PAYNE,
WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO. 16, ON THE PLAN OF TRINITY HEIGHTS, OF RECORD IN BOOK 332, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 16 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF EDWIN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DENNIS PAYNE BY WARRANTY DEED FROM DORIS G. KELLEY AND HUSBAND, ADAM KELLEY AND JOE T. GREEN AS RECORDED 11-10-87 IN BOOK 7399, PAGE 598.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
337 EDWIN STREET, NASHVILLE, TENNESSEE 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 21st Day of December, 2015

Dennis Payne

Dennis Payne

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dennis Payne, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21st day of December, 2015.

Jasmine D. Cockrell

Notary Public

My commission expires: 9/10/18

JASMINE D. COCKRELL
STATE OF TENNESSEE NOTARY AT LARGE
STATE OF TENNESSEE