BILL GARRETT, Davidson County
Trans:T20160002918 DEEDWARR
Recvd: 01/12/16 12:55 3 pgs
Fees:18.00 Taxes:999.00
20160112-0003219

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58102

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas D. Bulso Emma Strickland Bulso 1009 Riverspring Drive Nashville, TN 37221	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 126160A35700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ericka Payne, married, James Payne and Linda Payne, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas D. Bulso and Emma Strickland Bulso, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 492 on the Plan of Riverwalk Phase 2B of record in Instrument No. 20041020-0126319, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ericka Payne and James Payne, married and Linda Payne, married by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated July 26, 2013 and recorded on July 29, 2013 of record in Instrument No. 20130729-0078415, Register's Office for Davidson County, Tennessee.

Brady Payne, spouse of Ericka Payne, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20041020-0126319, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Declaration of road and utility access easements of record in Instrument No. 20010706-0072536, said Register's Office. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, By Laws in Instrument No. 20011105-0121083, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of James Payne and Linda Payne by Brady Payne pursuant to a Power of Attorney executed by them on the 30th day of December, 2015, of record in Instrument No. 20160112-0003218, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 1009 Riverspring Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2016

Ericka Payne — **Ericka Payne**

James Payne by Brady Payne attorney in fact — **James Payne by Brady Payne, Attorney-In-Fact**

Brady Payne — **Brady Payne**

Linda Payne by Brady Payne attorney-in-fact — **Linda Payne by Brady Payne, Attorney-In-Fact**

State of Tennessee

County of Davidson

On this 5th day of January, 2016, before me the undersigned authority, personally appeared **Ericka Payne and Brady Payne,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Brady Payne** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James Payne and Linda Payne**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2016.

Notary

My Commission Expires: 4-20-19

JUDY A. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Ericka Payne, James Payne, and Linda Payne

TO: Nicholas D. Bulso and Emma Strickland Bulso

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Brady Payne

Brady Payne, Affiant

Sworn to and subscribed before me this 5th day of January, 2016.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019