File Box 8

BILL GARRETT, Davidson County
Trans:T20160002976 DEEDWARR
Recvd: 01/12/16 14:21 2 pgs
Fees:13.00 Taxes:1202.50
20160112-0003310

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

W & I Ref: () Title No.: 58088
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ericka Payne and Brady Payne James Payne and Linda Payne 6281 Rivervalley Drive Nashville, TN 37221	Caliber Home Loans 3701 Regent Blvd. #180 Irving, TX 75063

TAX MAP PARCEL NUMBERS: 126160A52400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Mitchell Givens Sr. and Mary Bea Givens, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ericka Payne and Brady Payne, wife and husband, as to a one-half interest, and James Payne and Linda Payne, husband and wife, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** 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. 297 on the Plan of Riverwalk, Phase 3C of record in Instrument No. 20050706-0077607, amended by Surveyors Certificate of Correction of record in Instrument No. 20060104-0001187, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Mitchell Givens, Sr., and wife, Mary Bea Givens by Warranty Deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, dated December 29, 2006 and recorded on January 3, 2007 of record in Instrument No. 20070103-0000887, Register's Office for Davidson County, Tennessee.

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. 20050706-0077607, amended by Surveyors Certificate of Correction in Instrument No. 20060104-0001187, 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. Stormwater Detention Agreement of record in Instrument No. 20040826-0103240, said Register's Office. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office. Declaration of record and utility access easements of record in Instrument No. 20010706-0072536, said Register's Office. Easement to Sprint Communications Company, L.P. 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, Instrument No. 20060320-0031638, By Laws in Instrument No. 20011105-0121083, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7220 Riverfront 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 8 day of January, 2016

W. Mitchell Givens Sr. | Mary Bea Givens

State of Florida

County of Volusia

On this 8th day of January, 2016, before me the undersigned authority, personally appeared W. Mitchell Givens Sr. and Mary Bea Givens, 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.

Notary

My Commission Expires: Jan 6, 2017

SANDRA J WILDBERGER
Notary Public - State of Florida
My Comm. Expires Jan 6, 2017
Commission # EE 862782
Bonded Through National Notary Assn.

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: $325,000.00.

Affiant

Sworn and subscribed before me this 11 day of January, 2016.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018