WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-ZR-15-446-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
David Payne and Julie Downs	new owner	
(NAME)	(NAME)	**061-06-0-003-00**
446 Broadmoor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1506		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HELEN A. KENT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID PAYNE AND JULIE DOWNS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract I

The westerly 276.7 feet of Lot #3 on the Map or Subdivision of Part of the William Bradford Land, of record in Book 547, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey, dated September 25, 1965, not of record, made by William H. Evans, Surveyor, as follows:

Beginning at the northeast corner of said property, on the southerly margin of Broadmoor Drive, then running South 2 deg. 30' West 230 feet to a point, along the westerly boundary line of the Ransom property; thence in a westerly direction 133. 5 feet to a point; thence North 2 deg. 30' East East 70.6 feet to an iron Stake; thence North 85 deg. 15' West 143.73 feet to an iron stake in the westerly boundary line of Lot No. 3; thence North 2 deg. 30' East 150 feet to an iron stake in the southerly margin of Broadmoor Drive; thence with the southerly margin of Broadmoor Drive, as constructed, South 89 deg. 25', East 277.2 feet to the point of beginning

Tract II

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property of record in deed book 6612, page 671, and being shown as parcel 141 on property map 61-6, and being described as follows:

Beginning at an iron pin (new),the most northeast corner of this tract, a corner to Elmer Kent (deed book 4039, page 234), and being the most northeast corner of John Billy McIntosh (deed book 4612, page 671); thence with said Kent, S. 06 deg. 10 min. 49 sec. N. 27.92 feet to an iron pin (new); thence, with a new dividing line, N. 49 deg. 10 min. 01 sec. W. 73.79 feet to a railroad spike (new) in the line of said Kent; thence, with Kent, S. 81 deg. 22 min. 40 sec. E. 67.12 feet to the beginning, containing 936.1 square feet, more or less.

Tract I

Being a portion of the same property conveyed to Carolyn A. Kent, Donald E. Kent and Marilyn R. Kent by Installment deed from Elmer I. Kent and wife, Helen A.Kent of record in Book 4710, page 504 Register's Office for Davidson County , Tennessee, dated May 15, 1973 and recorded on May 24, 1973. Being a portion of the same property conveyed to Elmer I. Kent and Helen A. Kent by Quitclaim deed from Carolyn A. Kent, Donald E. Kent, Connie F. Kent, Marilyn R. Kent Diaferia and Joseph D. Diaferia of record in Book 6388, page 690 Register's Office for Davidson County , Tennessee, dated August 30, 1984 and recorded on September 25, 1984.

BILL GARRETT, Davidson County
Trans:T20160006699 DEEDWARR
Recvd: 01/26/16 10:46 2 pgs
Fees:13.00 Taxes:1420.80
20160126-0007373

Tract II

Being the same property conveyed to Elmer I. Kent and wife, Helen A. Kent by Quitclaim deed from Billy McIntosh and wife, Katherine L. McIntosh of record in Book 9458, page 579, Register's Office for Davidson County, Tennessee, dated September 7, 1994 and recorded on September 7, 1994.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **446 Broadmoor Drive , Nashville, Tennessee 37216-1506**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF JANUARY, 2016.

Helen A. Kent by Donald E Kent, P.O.A.
Helen A. Kent by Donald E. Kent,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald E. Kent, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN A. KENT, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN A. KENT.

Witness my hand and official seal, this the 21st of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212