WARRANTY DEED

The actual consideration or value for this transfer is $ 148,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 27th day of January 2016.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160007713 DEEDWARR
Recvd: 01/28/16 16:00 4 pgs
Fees:23.00 Taxes:547.60
20160128-0008550

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
		053 12 0 / 066.00
REESE E. ERVIN, & wife	New Owners	053 08 0 / 071.00
LINDSEY ERVIN		053 08 0 / 072.00
2405 Old Hickory Blvd.		053 08 0 / 073.00
Old Hickory, TN. 37138		053 08 0 / 074.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by REESE E. ERVIN and wife, LINDSEY ERVIN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SUE ROBINSON PAYNE**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

REESE E. ERVIN and wife, **LINDSEY ERVIN**, the GRANTEES herein, their heirs and assigns in fee simple absolute, certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A" incorporated herein by reference

The above descriptions are the same as in the previous deeds of record.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for Davidson County, TN, or otherwise, as may affect the property, including the following:

2015 & 2016 Property taxes are assumed by the GRANTEES.
Easements of record in Book 737, page 713, & Instrument #20141212-0113712, R.O.D.C; TN.

This is improved property known as: 2405 Old Hickory Blvd; 2401 Old Hickory Blvd; 104 24th Street; 106, 24th Street; 110 24th Street, Old Hickory, Tennessee 37138.

Witness my hand this 27th day of January, 2016.

Sue Robinson Payne
SUE ROBINSON PAYNE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named SUE ROBINSON PAYNE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 27th day of January, 2016.

Leroy Johnston Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-8-2016

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EXHIBIT "A"

TRACT I.
2405 Old Hickory Blvd.
Tax Map #053 12 0 / 066.00

Land in Davidson County, Tennessee being **Lots Nos. 14 and 15** of Block 3 on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97 Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE, that 5 foot portion of said property conveyed to the State of Tennessee for the benefit of Old Hickory Boulevard, by final decree of record in Book 5323, page 436, said Register's Office.

Being ***part*** of the property, (shown as Tract VII) conveyed to Sue Robinson Payne, by Warranty Deed from the Estate of Robert D. Payne, Dated June 7, 1994 of record in Book 9372, page 715, Register's Office for Davidson County, Tennessee, by Quitclaim Deed from Payne Motor Company, dated June 7, 1994, of record in Book 9372, page 731, Register's Office for Davidson County, Tennessee, and under the last Will of John R. Payne, Jr; Davidson Co. Probate Case #73292, Will Book 143, page 634, Davidson County Probate Court Clerk's Office.

** Said Lot No. 15 is subject to a 12.5 foot **Easement for the benefit of Lot No. 16** as shown of record as Instrument 20141212-011372, and Easement for water, sewer & utility services of record in Book 737, page 713, Register's Office for Davidson County, Tennessee.

TRACT II.
2401 Old Hickory Blvd.
Tax Map 053 08 0 / 071.00

Land in Davidson County, Tennessee being **Lots Nos. 10, 11, 12 and 13** of Block 3 on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE, That 5 foot portion of said property conveyed to the State of Tennessee for the benefit of Old Hickory Boulevard, by final decree of record in Book 5323, page 436, said Register's Office.

Being ***part*** of the property, (Tract VI) conveyed to Sue Robinson Payne, by Warranty Deed from the Estate of Robert D. Payne, Dated June 7, 1994 of record in Book 9372, page 715, Register's Office for Davidson County, Tennessee, by Quitclaim Deed from Payne Motor Company, dated June 7, 1994, of record in Book 9372, page 731, Register's Office for Davidson County, Tennessee, and under the last Will of John R. Payne, Jr; Davidson Co. Probate Case #73292, Will Book 143, page 634, Davidson County Probate Court Clerk's Office.

TRACT III.
104 24TH Street
Tax Map 053 08 0 / 072.00

Land in Davidson County, Tennessee being **Lot No. 9** of Block 3 on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97 Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

Said Lot No. 9 fronts 50 feet on the Easterly side of 24th Street and runs back between parallel lines, along the Northeaserly margin of an alley

TRACT IV.
106 24TH Street
Tax Map 053 08 0 / 073.00

Land in Davidson County, Tennessee being **Lot No. 8** of Block 3 on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97 Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

Said Lot No. 8 fronts 50 feet on the Easterly side of 24th Street and runs back between parallel lines 144 feet to an alley.

TRACT V.
110 24TH Street
Tax Map 053 08 0 / 074.00 ---- (un-improved)

Land in Davidson County, Tennessee being **Lot No. 7** of Block 3 on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as shown of record in Book 547, page 97 Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said Lot.

Said Lot No. 7 fronts 50 feet on the Southeasterly side of 24th Street and runs back between parallel lines 144 feet to an alley in the rear.

The Foregoing Three tracts being ***part*** of the property, (Tracts II, III & IV) conveyed to Sue Robinson Payne, by Warranty Deed from the Estate of Robert D. Payne, Dated June 7, 1994 of record in Book 9372, page 715, Register's Office for Davidson County, Tennessee, by Quitclaim Deed from Payne Motor Company, dated June 7, 1994, of record in Book 9372, page 731, Register's Office for Davidson County, Tennessee, and under the Last Will of John R. Payne, Jr; Davidson Co. Probate Case #73292, Will Book 143, page 634, Davidson County Probate Court Clerk's Office.