THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160021994 DEEDWARR
Recvd: 03/17/16 14:11 2 pgs
Fees:13.00 Taxes:1128.50
20160317-0025470

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me as of the 15th day of March, 2016.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP—PARCEL #
1305 Otay Street Nashville, TN 37216	SAME	072-10-0-261.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ondrej Svarc, a married man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jeremy M. Payne and Alexandra Payne, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northview Subdivision, not of record and the South 1/2 of a 13 foot alley adjacent to and North of Lot No. 2 on said Plan, which alley was closed by instrument of record in Book 3072, Page 185, Register's Office and being described according to a copy of plan attached to said alley closing above referred to appearing on Page 187 of said instrument, as follows:

Beginning at a point in the Northerly margin of Otay Avenue, 75 feet East of the East margin of Northview Avenue, being the corner of Lots Nos. 1 and 2; thence Northerly parallel to the East line of Northview Avenue, along the line between Lots Nos. 1 and 2, 116.5 feet to the center line of an alley now closed; thence Easterly, parallel to the North margin of Otay Avenue; 75 feet to a point; thence Southerly, parallel to the first line, 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Kelly Bryant, unmarried by Warranty deed from Chris L. Huskey of record in Instrument No. 20070627-0076510 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 27, 2007.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20140604-0048586 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on June 04, 2014.

Being the same property conveyed to Ondrej Svarc, an unmarried man by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. by deed from Arnlold M. Weiss, Substitute Trustee of record in Instrument No. 20140721-0064366 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 21, 2014.

Being also known as 1305 Otay Street Nashville, TN 37216.

The subject property is neither the principal residence of grantor nor his spouse or any dependent.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2016 a lien, not yet due and payable.

2. Subject to Deed Book 3072, Page 185, Register's Office for Davidson County, Tennessee.

3. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

4. The taxes for 2016 have been prorated at closing and are assumed by Grantees.

5. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 15th day of March, 2016.

Ondrej Svarc

~~Nelly Eulalia Chirinos~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ondrej Svarc and Nelly Eulalia Chirinos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of March, 2016.

Notary Public

My commission expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206