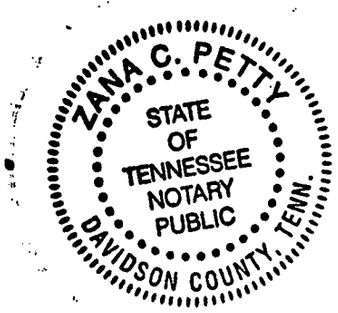
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

X John Harwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harwell Properties, LLC	Harwell Properties, LLC	Parcel ID:
~~5337 Weber Rd.~~ 5337 Weber Rd.	~~5337 Weber Rd~~ 5337 Weber Road	07510015100
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Estate of David Payne

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Harwell Properties, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Hermitage Estates, as of record in Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David Payne by Quitclaim Deed from Mary T. Payne, of record in Instrument 20040323-0032461, dated March 11, 2004, Register's Office for said County. See also Warranty Deed of record in Book 8500, Page 342, Register's Office for said County. The said David Payne died November 8, 2014. The Grantors herein execute this instrument as Co-Administratrices of the Estate of David A. Payne pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 14P-1959.

This conveyance is subject to Restrictive Covenants of record in Book 3403, Page 556, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 70 and 71, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8408 Terry Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160050684 DEEDWARR
Recvd: 06/15/16 11:52 2 pgs
Fees:13.00 Taxes:481.00
20160615-0060575

Witness my hand this 14th day of June, 2016.

Estate of David Payne
By:

Patricia Payne Wolfenbarger,
Co-Administratrix

Phyllis Payne Denny, Co-Administratrix

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 Patricia Payne Wolfenbarger and Phyllis Payne Denny, Co-Administratrices for the Estate of David Payne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Administratrices of Estate of David Payne and as such Co-Administratrices they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2016.

My Commission Expires: 7.2.18

Notary Public

