WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078303 DEEDWARR
Recvd: 09/07/16 11:29 2 pgs
Fees: 13.00 Taxes: 1283.16
20160907-0093963



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,800.00

Mary A Gaughan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 12/28/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary A. Gaughan	F&M Bank	72092I00200CO (new for 2016)
(NAME)	(NAME)	
913B Spain Ave.	100 Bluegrass Commons, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, We, **Donald Alford and Wendy Alford, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary A. Gaughan, a single woman,** 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 **Unit B**, as established in Declaration of Covenants, Condition and Restrictions for **"Homes at 913 Spain Avenue"**, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160201-0009743, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to said Declaration, reference to which is hereby made for a more particular description.

BEING PART OF the same property conveyed to Donald Alford and wife, Wendy Alford by Warranty Deed from Deborah Payne, a widow, dated 1/26/16 and recorded 2/1/16 in Instrument Number 20160201-0009741, Register's Office for Davidson County, Tennessee; and BEING part of the same property previously conveyed to Kevin R. Payne by Quitclaim Deed from Deborah H. Payne, Mike L. Hiltibidal and wife, Susan C. Hiltibidal, dated 8/8/95 and recorded 9/19/95 in Book 9799, Page 85; and part of the same property previously conveyed to Kevin R. Payne and wife, Deborah H. Payne, and Mike L. Hiltibidal and wife, Susan C. Hiltibidal, by Warranty Deed from George E. Margrave and Homer J. Beliles, dated 12/4/81 and recorded 12/23/81 in Book 5833, Page 554, Register's Office for Davidson County, Tennessee. The said Kevin R. Payne (aka Kevin Ray Payne) died testate *(in Williamson County, Tennessee)* on 8/18/12, and pursuant to Order *(filed 9/4/12 in Docket No. P6677, Williamson County Chancery Court)*, a copy of which was recorded 9/12/12 in Instrument Number 20120912-0082583 in the Register's Office for Davidson County, Tennessee, and Last Will and Testament in Instrument Number 20120912-0082582, subject property was devised to his wife, Deborah Hargett Payne.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 5190, Page 583, said Register's Office.

Subject to Declaration of Covenants, Condition and Restrictions, By-Laws and Plat included as Exhibit "B" of record in Instrument Number 20160201-0009743, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 913B Spain Ave., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 1st day of September, 2016.

Donald Alford

Wendy Alford

State of Tennessee
County of Davidson

Personally appeared before me Donald Alford and Wendy Alford, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of September, 2016.

Notary Public
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 20161410