KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is 246,000.00 Affiant Subscribed and sworn to before me, this 27th day of September, 2016. Notary Public My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Payne **Amy Payne**	United Wholesale	**034070A04200CO**
2022 Spring Branch Drive	1414 E. Maple Rd	
Madison, TN 37115	Troy, Mi 48083	

BILL GARRETT, Davidson County
Trans:T20160085038 DEEDWARR
Recvd: 09/28/16 08:35 2 pgs
Fees:13.00 Taxes:910.20
20160928-0102065

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 ACKNOWLEDGE, WE,

Amy M. Hutchins, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Payne and Amy Payne, husband and wife

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. 10 on the Plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amy M. Hutchins,. a single woman by Warranty Deed from Brian K. McConnell and wife, Michelle S. McConnell dated 03/29/13 and recorded on 04/19/13 in Instrument No. 20130419-0039095, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2022 Spring Branch Drive, Madison, TN 37115.

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 in 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 hand(s) this 27th day of September, 2016.

Amy M. Hutchins

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Amy M. Hutchins, the within named Grantor(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, at office, this 27th day of September, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY