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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16099285** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of November, 2016.<br><br>Notary Public<br>My Commission Expires: 11-06-17 |

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160097037 DEEDWARR
Recvd: 11/02/16 13:46 2 pgs
Fees:13.00 Taxes:7.40
20161102-0115973

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Dennis Payne<br>1901 3rd Ave. N<br>Nashville TN 37208 | New Owner | Tax Parcel ID No.<br>095-12-0-078.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES LEO HARPER, sole surviving heir at law to P.C HARPER and wife, ANNIE M. HARPER** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DENNIS LEE PAYNE, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10-B, as shown on the map entitled Re-Sub of Lots 9 & 10, Plan of Lakeland, of record in Plat Book 4595, page 97 and corrected by Surveyor's Certificate of Correction of record in Book 5965, page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to P. C. HARPER and wife, ANNIE M. HARPER, by deed from C. J. SAIN and TOM F. JONES and wife, RUTH J. JONES, of record in Bok 2244, page 579, dated January 5, 1954, said Register's Office. P.C. Harper and wife, Annie M. Harper, having since passed, and at the time of their death, they were survived by son, Will T. Harper, who passed on August 7, 1987 without issue, and son, James Leo Harper, who is the sole surviving heir and executed this instrument of conveyance as such heir.

This is not the Grantor's primary residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 095-12-0-078.00.

Davidson County taxes for 2016, Map-Par. 095-12-0-078.00, now due and payable but not yet late.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4595, page 97, corrected in Book 5965, page 318, said Register's Office.

This is improved property located at: 0 Emery Drive, Nashville, TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of November, 2016.

James L. Harper
JAMES LEO HARPER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Leo Harper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2016.

Ronald H Bice Jr
Notary Public

My Commission Expires: 11-06-17

