This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

BILL GARRETT, Davidson County
Trans:T20160101458 DEEDWARR
Recvd: 11/16/16 15:26 2 pgs
Fees:13.00 Taxes:222.00

20161116-0121034

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this 15th day of November, 2016.

Notary Public
My commission expires: 11/04/18

Address of New Owner:	Send Tax Bills to:	Tax Information
JAMES PAINTER 505 JEAN DRIVE LAVERGNE, TN 37086	NEW OWNER	165-00-0 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES PAINTER AS TO A 33.33% UNDIVIDED INTEREST, RAYMOND PAINTER AS TO A 33.33% UNDIVIDED INTEREST, JIMMY WILLIAMS AS TO A 16.67% UNDIVIDED INTEREST, AND DESTINY DAVIS AS TO A 16.67% UNDIVIDED INTEREST,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **JAMES PAINTER AND HAZEL PAINTER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Beginning at a point in the southerly margin of Pin Hook Road, said point being 425 feet from a point in the center of Old Hickory Blvd., said point being in the southerly line of W. C. Whitley 6-acre tract and running thence in a southerly direction and with the westerly margin of said tract, formerly conveyed to Harvey Thompson and wife, Alma Pauline Thompson, 225 feet from said Pin Hook Road; thence continuing in a southerly direction, approximately 25 feet to an elm tree with iron stake in trunk; thence in a westerly direction and parallel with the southerly margin of Pin Hook Road, approximately 175 feet to the westerly boundary line of the tract of land conveyed to Norwood Butner and wife, Ila Mae Butner, by deed dated September 29, 1941, and recorded in Book 1261, page 311, Register's Office for said County; thence in a northwesterly direction 225 feet to the southerly margin of Pin Hook Road; thence in an easterly direction 326 feet, more or less, to the point of beginning.

Being the same property conveyed to James Painter and wife, Vera Painter by Installment Deed dated May 9, 1973, of record in Book 4708, Page 418, Davidson County Register of Deeds. James Harmon Painter aka James Painter having since died on March 26, 1995, leaving Vera Gertrude Painter as his surviving tenant by the entirety and fee simple absolute owner; Vera Gertrude Painter having since died on July 30, 2012. The Last Will and Testament of Vera Gertrude Painter having been duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under The Estate of Vera Gertrude Painter, deceased, Docket No. 14P1393. Pursuant to said will, subject property was devised to James Painter, Raymond Painter, Jimmy Williams, and Destiny Davis.

Being further conveyed to James Painter as to a 33.33% undivided interest, Raymond Painter as to a 33.33% undivided interest, Jimmy Williams as to a 16.67% undivided interest, and Destiny Davis as to a 16.67% undivided interest by Executor's Deed dated August 25, 2015, from Hazel Painter, Executor of the Estate of Vera Gertrude Painter, deceased, of record in Instrument No. 20150921-0095971, Davidson County Register of Deeds,.

This is improved property located at 3885 Pin Hook Road, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15TH DAY OF NOVEMBER, 2016.

JAMES PAINTER

RAYMOND PAINTER

JIMMY WILLIAMS

DESTINY DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES PAINTER, RAYMOND PAINTER, JIMMY WILLIAMS, AND DESTINY DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 15TH DAY OF NOVEMBER, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY