BILL GARRETT, Davidson County
Trans:T20160110461 DEEDWARR
Recvd: 12/15/16 15:49 2 pgs
Fees:13.00 Taxes:1282.05

20161215-0131789

WARRANTY DEED

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $346,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/5/18

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8712 PAYNE JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Payne and Kara Payne	MORTGAGE INVESTORS GROUP	08309034000
1414 GARTLAND AVENUE	8320 E. WALKER SPRINGS LN. #200	
Nashville, TN 37206	KNOXVILLE, TN 37923	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN C. F. FENDERSON AND BRANDY FENDERSON, JOINT TENANTS
HUSBAND AND WIFE

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

MATTHEW PAYNE , AND WIFE, KARA PAYNE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1414 GARTLAND AVENUE, Nashville, TN 37206

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 12th day of December, 2016.

John C. F. Fenderson by Brandy Fenderson as his Attorney-In-Fact

John C. F. Fenderson, by Brandy Fenderson
as his Attorney-in-Fact

Brandy Fenderson

STATE OF TENNESSEE
COUNTY OF Williamson

On the 12th day of December, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Brandy Fenderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of John C.F. Fenderson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of John C.F. Fenderson.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brandy Fenderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of December, 2016.

Notary Public
My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

file # 16-8712 PAYNE JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 81 on the Map of A.V.S. Lindsley's 29 Acre Tract, of record in Book 57, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. F. Fenderson and Brandy Fenderson, joint tenants by Warranty Deed from Anne S. Foraker, married, and Margaret D. Scott, unmarried, recorded on the 4th day of August, 2011 in Instrument No. 20110804-0059992, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of John C. F. Fenderson and Brandy Fenderson pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20161215-0131788, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF A.V.S. LINDSLEY'S 29 ACRE TRACT, as recorded in Plat Book 57, Page(s) 66, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 685, Page 846 (with By-Laws), amended in Book 689, Page 577, Book 705, Page 155, Book 746, Page 439, Book 912, Page 35 and Book 1202, Page 668, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sewer, recorded in Book 1429, Page 363.

f. Easement for Access & Utility, recorded in Book 2239, Page 833.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.