Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of February, 2017, by and between Kimberly Payne and Tillman W Payne, a married couple, party of the first part, and Randall Haley, ---------- , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 3 on the Plan of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 of the Boyd McNairy Tract, as of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 37 feet on the westerly side of 24th Avenue North, (a/k/a 25th Avenue North), and runs back between parallel lines 110 feet to an alley.

Being all or part of the same property conveyed to Kimberly Payne and Tillman W. Payne by virtue of that certain Warranty Deed dated July 16, 2004, and being of record at Instrument No. 20040722-0087814 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 121 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kimberly Payne

Tillman W Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kimberly Payne and Tillman W Payne, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of February, 2017.

Notary Public

My Commission Expires: 2.3.17

Davidson County	DEEDWARR
Recvd: 02/22/17 12:26	2 pgs
Fees:13.00 Taxes:671.55	
20170222-0017843	

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Randall Haley
9119 Westwood Ave
Nashville, TN 37212

Tax Parcel No 09206048500

Property Address: 805 25th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $181,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Randall Haley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of February, 2017.

Notary Public

My Commission Expires: 7-3-17

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019