Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
1173 Rock Springs Road #110
Smyrna, TN 37167
File No.0049S-17

BILL GARRETT, Davidson County
Trans:T20170027703 DEEDWARR
Recvd: 04/03/17 10:27 2 pgs
Fees:13.00 Taxes:2368.00



20170403-0032042

RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17-5916

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2017

Notary Public
My Commission Expires: 3/3/2020

Address of New Owner	Send Tax Bills To:	
Richard A. Payne 1228 Battlefield Drive, Unit A Nashville, TN 37215	Movement Mortgage LLC PO Box 660922 Dallas, TX 75266	Map/parcel: Account: 117080R00100CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Cory Watson and Mary J. Watson Husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Payne and Lauren L. Payne husband and wife

HEREINAFTER CALLED THE GRANTEE(S), thier 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 all of Unit A, of Battlefield Drive Townhome Cottages, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140211-0011942, as amended in Instrument No. 20160419-0037563, in the Register's Office of Davidson County, Tennessee, and as shown on Exhibit "C" to the Declaration of record in Instrument No. 201402110011942, said Register's Office, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

BEING the same property conveyed to Cory Watson and Mary J. Watson, husband and wife, by Warranty Deed from Battlefield Townhome Cottages, LLC, dated 10/31/14 and recorded 11/3/14 in Instrument No. 20141103-0101142, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1228 Battlefield Drive, Unit A Nashville, TN, 37215

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 assigns forever; and I/We so 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, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2017

Cory Watson

Mary J. Watson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Cory Watson and Mary J. Watson, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2017

Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN