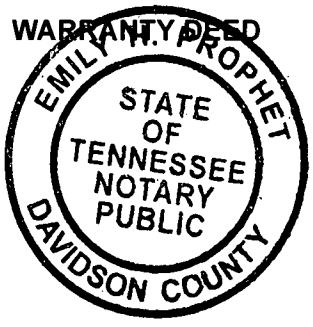
RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 8-20-2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lacy Delon	~~F&M Bank~~ New owner	Parcel ID:
613 Templewood Drive		09611007800
Nashville, TN 37214		

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, we

John W. Payne and wife, Mae E. Payne, as Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lacy Delon and Rachael Kallie Delon, wife and wife as joint tenants
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 618, Cloverhill, Section VIII, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Payne and wife, Mae E. Payne, as Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011, by Quitclaim Deed from John W. Payne and wife, Mae Payne and Gina Payne, unmarried, of record in Instrument 20111207-0095590, said Register's Office, dated November 29, 2011. See also deed of record in Instrument 20100427-0031813, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2145, Page 262, amended in Book 2334, Page 307, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Pages 10 and 11, said Register's Office; (3) Sewer and Drainage Easement to Metro Govt of record in Book 5165, Page 646, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 613 Templewood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20170029515 DEEDWARR
Recvd: 04/07/17 12:41 2 pgs
Fees:13.00 Taxes:999.00

20170407-0034318

Witness our hands this 6th day of April, 2017.

John W. Payne, Co-Trustee of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011

Mae E. Payne, Co-Trustee of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Payne and wife, Mae E. Payne, as Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they are Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011, and as such Co-Trustees, he/she/they are authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2017.

My Commission Expires: 1-2-18

Notary Public

