This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1090**

BILL GARRETT, Davidson County
Trans:T20170043761 DEEDWARR
Recvd: 05/23/17 12:34 2 pgs
Fees:13.00 Taxes:925.00
20170523-0051166

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/17/2017**, by and between **Linda DeMith and Pam Braun, as equal tenants in common**, parties of the first part, and **Dennis Lee Payne and wife, Ania W. Payne**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Boxwood and amended in Book 2906, Page 339 Heights Subdivision, of record in Book 2331, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda DeMith and Pam Braun, as equal tenants in common by Quitclaim Deed from Daniel A. Hayford dated 06/14/2016, of record in Instrument No. 20160617-0061817, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel A Hayford, unmarried by Warranty Deed from Linda C DeMith dated 06/08/2010 of record in Instrument No. 20100614-0045826, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **134 8 36**
☒ Improved **420 Ezell Pk, Nashville, TN 37217**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Linda DeMith

for Pam Braun
Pam Braun
By Ann Braun, Attorney in Fact attorney in fact

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda DeMith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 17th day of May, 2017..

Notary Public

My Commission Expires: 5/3/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me personally appeared **Ann Braun** with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Pam Braun** and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Pam Braun** as her free act and deed.

Witness my hand and Notarial Seal this 17th day of May, 2017..

Notary Public

My Commission Expires: 5/3/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Dennis Lee Payne and Ania W. Payne**

and Address: **420 Ezell Pk, Nashville, TN 37217**

Mail tax bills to new owners

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of May, 2017..

Notary Public

My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020