This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel:***
Gregory Scott Payne 921 13th Avenue, South Nashville, Tennessee 37212	Same	105-1-70

BILL GARRETT, Davidson County
Trans: T20170059888 DEEDQC
Recvd: 07/13/17 10:36 2 pgs
Fees:12.00 Taxes:0.00
20170713-0070475

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0- [exempt pursuant to T.C.A. 67-4-409(3)].

Mary Payne
AFFIANT

Sworn to and subscribed before me this 12th day of July, 2017.

Alicia Caston
Notary Public
My Commission Expires:
Oct 7, 2019

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a conveyance to create a title in fee simple, I, Mary Pearl Payne, do hereby quitclaim and convey to Gregory Scott Payne, his successors and assigns, land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 4 on the Plan of Edgehill Estates, Section 30, which appears of record in Plat Book 4300, Page 80, Register's Office, Davidson County, Tennessee.

Being Lot No. 4 on the right-of-way of 13th Avenue South at the southeast corner of part of Lot 22, of Boyd Ament Plan; thence westerly 163.05 feet to an iron pin in the westerly margin of Alley No. 430 as closed by Council Bill No. 70-1328; thence along the margin of the same, South 10.54 feet to an iron pin, said point being the common rear corner of Lots 3 and 4; thence, with the common line between Lots 3 and 4 South 81 degrees 44 minutes, East 31.25 feet to a point and South 51 degrees 32 minutes 20 seconds east, 128.81 feet to a point in the westerly margin of the right-of-way dedication as shown on said plan; thence with margin of the same around a curve to the left having a radius of 150 feet, a distance of 76.04 feet to a concrete monument; thence continuing with same North 9 degrees 25 minutes East, 4.22 feet to the point of the

beginning.

BEING the same property conveyed to Mary Pearl Payne by Dorothea Payne (Wade) by Deed of record in Book 11089, Page 158, Register's Office, Davidson County, Tennessee.

This is improved property known as: 921 13th Avenue, South
Nashville, Tennessee 37212

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of July, 2017.

Mary Payne
MARY PEARL PAYNE

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 MARY PEARL PAYNE, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of July, 2017.

Alicia Caston
NOTARY PUBLIC

My Commission Expires: Oct 7, 2019

ALICIA CASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared By:
Connie Spurlin
1310 Coreland Dr. #811
Madison, TN 37115