Bill Garrett Davidson County
Batch# 3765 DEEDWARR
09/22/2017 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20170922-0097411

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

#33836

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59198
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Stephen Payne Ashley Phillips Payne 4321 Estes Road Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13008002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grei S. Hinsen, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Stephen Payne and Ashley Phillips Payne*, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Esteswood Subdivision of record in Book 974, page 30, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Grei S. Hinsen by General Warranty Deed from John Louis Bailey, as to an undivided one-half (1/2) interest, Thomas Goodall Bailey, Jr., as to an undivided one-sixth (1/6) interest, John Louis Bailey, acting as guardian ad litem and Thomas Goodall Bailey, Jr., acting as natural and court-appointed guardian on behalf of and as the act and deed of Joseph C. Bailey as to an undivided one-sixth (1/6) interest and John Louis Bailey, acting as guardian ad litem and Thomas Goodall Bailey, Jr., acting as natural and court-appointed guardian on behalf of and as the act and deed of Edwin S. Bailey, as to an undivided one-sixth (1/6) interest dated April 25, 2003, recorded April 30, 2003 of record in Instrument No. 20030430-0057609, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 30, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4264, page 302, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20120813-0072149, said Register's Office.

This is improved property, known as 4321 Estes Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

*Ashley Phillips Payne, Lane Phillips Payne, and Lane Ashley Phillips Payne are one and the same person.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2017

Grei S. Hinsen

State of Tennessee

County of Davidson

On this 18th day of September, 2017, before me the undersigned authority, personally appeared Grei S. Hinsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,050,000.00.

Affiant

Sworn and subscribed before me this 19 day of September, 2017

Notary

My Commission Expires: _____

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

