Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $789,900.00

Affiant

Subscribed and sworn to before me, this 27th day of September 2017.

Notary Public
My commission expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 5470 DEEDWARR
09/28/2017 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,922.63
20170928-0099167

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Wesley Earle Payne<br>4801 Dakota Avenue<br>Nashville TN 37209 | new owner | 091 15 0 308.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Daniel Boulton and wife Jennifer Boulton hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wesley Earle Payne and Laura McGregor Payne, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 702 of Block 33 on the map of Charlotte Park Company's Addition of record in Book 57 Page 103 Register's Office for Davidson County, Tennessee

Said Lot No 702 fronts 60 feet on the southerly side of Dakota Avenue and runs back between parallel lines, along the westerly margin of 48th Avenue North 150 feet to an alley

Being the same property conveyed to Daniel Boulton and Jennifer Boulton by deed from Jeff Estepp of record in Instrument No 20140801-0068892 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not

yet due and payable. 2) All matters appearing on the plan of Charlotte Park Company's Addition of record in Book 57 Page 103 Register's Office for Davidson County, Tennessee

This property is improved property known as 4801 Dakota Avenue, Nashville, Tennessee 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 27th day of September, 2017.

Daniel Boulton

Jennifer Boulton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Boulton and Jennifer Boulton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of September, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10244

# True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

