Bill Garrett Davidson County
Batch# 18916 DEEDWARR
10/27/2017 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $688.94
20171027-0110334

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of October, 2017, by and between Kelvisha Davis and husband, Clifford Davis, party of the first part, and Robert C Payne, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 528 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee. Said Lot No. 528 fronts 75.0 feet on the Northwest margin of Vailview Drive and runs back between lines measuring 176.4 feet to the Northeast side and 174.2 feet on the Southwest side to a dead line in the rear, on which it measures 75.03 feet.

FOR INFORMATION PURPOSES ONLY: 3251 Vailview Dr., Nashville, TN

Being all or part of the same property conveyed to Kelvisha Davis by virtue of that certain Quit Claim Deed dated September 12, 2017, and being of record at Instrument No. 20170913-0093717 in the Register's Office of Davidson County, Tennessee.

Previously conveyed to Kelvisha Davis and Clifford Davis by virtue of that certain Warranty Deed dated August 17, 2006, and being of record at Instrument No. 20060823-0104096 in the Register's Office of Davidson County, Tennessee.

Clifford Davis joins in this conveyance to convey any and all marital rights he may have in said property.

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), his/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 3313, page 402 and in Book 3616, page 269, said Register's Office; 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 GRANTEE(S), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Kelvisha Davis

Clifford Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Kelvisha Davis and Clifford Davis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

Property Owner & Address:	Robert C Payne 3251 Vailview Drive Nashville, TN 37207
Tax Parcel No	05015013000
Property Address:	3251 Vailview Dr. Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $186,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Robert C. Payne
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201710270110334