File Box 8

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

K. Nimp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2017

Debbie Mann
Notary Public
Commission Expires: 10/13/18

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Bill Garrett Davidson County
Batch# 28343 DEEDWARR
11/20/2017 03:41:24 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20171120-0119164

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Gray T Payne<br>4120 Ridgefield Drive #419<br>Nashville, TN 37205 | Pinnacle Bank<br>150 3rd Ave. S Ste.900<br>Nashville, TN 37201 | 116-03-0M-419.00-CO |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**MacKenzie G Strawn, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Gray T. Payne**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 419 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, as amended in Instrument No. 20101207-0097450, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MacKenzie G. Strawn and Kathleen B. Strawn by Warranty Deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company of record in Instrument No. 20111004-0076714 Register's Office for Davidson County, Tennessee, dated September 20, 2011 and recorded on October 04, 2011.

Being the same property conveyed to MacKenzie G. Strawn, unmarried by Quitclaim Deed from Kathleen B. Strawn n/k/a Kathleen S. Williams, married of record in Instrument No. 20150506-0041344 Register's Office for Davidson County, Tennessee,

dated April 24, 2015 and recorded on May 06, 2015. MacKenzie G. Strawn having since married to Phil O'Harrow Hyde who hereby joins in this conveyance to convey any marital interest he may have as the husband of MacKenzie G. Strawn.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4120 Ridgefield Drive #419, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2017.

MacKenzie G Strawn

Phil O'Harrow Hyde

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MacKenzie G Strawn and Phil O'Harrow Hyde** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 15th day of November, 2017.

Notary Public
My Commission Expires: _____

SUSAN L REINBOLD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
(Notary Seal)