WARRANTY DEED

Bill Garrett Davidson County
Batch# 55818 DEEDWARR
02/06/2018 09:44:06 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180206-0011864

G-VRES-18-2004

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2018.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dahlia Haddad	New Owner	
(NAME) **2004 Graybar Lane**	(NAME)	**117-11-D-2.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN PAYNE AND WIFE, GLORIA PAYNE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAHLIA HADDAD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2004, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, Page 166, amended in Book 6814, Page 165, supplemental Declarations in Book 8747, Page 521 and 536, amended in Book 9315, Page 795, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed.

Being the same property conveyed to Steven Payne and wife, Gloria Payne by Warranty Deed from Courtney P. Burnette, unmarried, recorded September 29, 2010 in Instrument No. 20100929-0077378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters set out in Master Deed of record in Book 6686, Page 166, Book 6814, Page 165, Book 8747, Pages 521 and 526 and Book 9315, Page 795, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Nos. 20000801-0075604 and 20060912-0112658, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6849, Page 237, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6634, Page 506, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004 Graybar Lane, Nashville, Tennessee 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(S), 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, 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 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/our hand(s) this the 2nd DAY OF FEBRUARY, 2018.

Steven Payne by John Gleaves,
Attorney in Fact

Gloria Payne by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN PAYNE AND GLORIA PAYNE, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN PAYNE AND GLORIA PAYNE.

Witness my hand and official seal, this the 2nd of February, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212