Bill Garrett Davidson County
Batch# 66643 DEEDWARR
03/08/2018 01:05:21 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20180308-0022054

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Ania W. Payne
Dennis Payne
1901 3rd Ave. N.
Nashville, TN 37208

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin Synergy Bank
722 Columbia Ave.
Franklin, TN 37064

MAP/PARCEL **84/12/70.02**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN J. MASSEY and wife, N. GAYLE MASSEY,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **ANIA W. PAYNE and DENNIS PAYNE, husband and wife,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 142, Section II, MAPLECREST, according to plat and survey of same appearing of record in Plat Book 3500, page 6, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen J. Massey and wife, N. Gayle Massey, by Warranty Deed dated July 29, 2014, of record in Instrument No. 20140805-0070083, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 3500, page 6, Register's Office of Davidson County, Tennessee, which discloses two 20-foot alleys. See also, an agreement to close and abandon of record in Book 3436, page 320, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as Lot 15, Fairway Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 OUR HANDS this 6th day of March, 2018.

Stephen J. Massey
STEPHEN J. MASSEY

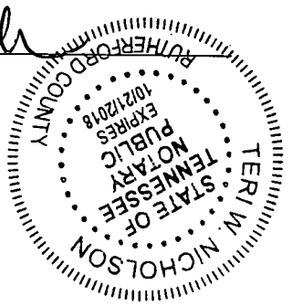
N. Gayle Massey
N. GAYLE MASSEY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Stephen J. Massey and N. Gayle Massey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 6th day of March, 2018.

NOTARY PUBLIC
My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$235,000.00.**

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2018.

NOTARY PUBLIC
My Commission Expires:

