Bill Garrett Davidson County
Batch# 76849 DEEDWARR
04/06/2018 10:31:48 AM 2 pgs
Fees: $13.00 Taxes: $144.30
20180406-0032406

8:45

WARRANTY DEED

RHONDA M. HANNAH NOTARY PUBLIC TENNESSEE SUMNER COUNTY 5-18-2019

PAYNE-H18032

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$39,000.00~~

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF March, 2018.

(Affix Seal) Notary Public

My Commission ~~Expires~~:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Ret –
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert K. Payne and Therese E. Payne, husband and wife	NEW OWNER'S	011.00-0-130.00
3331 Freeman Hollow Road	5682 Pleasant Point Rd	
Goodlettsville, TN 37072	Philpot, KY 42366	

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, I/we, BEVERLY J. SATTERFIELD AND HUSBAND, EARL C. SATTERFIELD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT K. PAYNE AND THERESE E. PAYNE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, the same being Lot No. 3 on the Plat of Harry D. Huffines Subdivision, as of record in Plat Book 5800, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Beverly J. Satterfield by deed from Patrick A. Huffines of record in Book 8701, Page 294, recorded on 08/14/1992, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 3331 Freeman Hollow Road, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of March, 2018 :

Beverly J. Satterfield

Earl C. Satterfield

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named BEVERLY J. SATTERFIELD AND HUSBAND, EARL C. SATTERFIELD, 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 Sumner County, Tennessee, this 15th day of March, 2018.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN