Bill Garrett Davidson County
Batch# 90417 DEEDWARR
05/09/2018 11:16:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180509-0044439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~NOVEMBER 5, 2018~~ 2.2.2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
APEX BUILDING SOLUTIONS, LLC	**SAME**	**105-01-0-070.00**
(NAME)	(NAME)	
6064 CENTRAL PIKE		
(ADDRESS)	(ADDRESS)	
MOUNT JULIET, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GREGORY SCOTT PAYNE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APEX BUILDING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. A & B, on the plan of 921 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to MARY PEARL PAYNE AND DOROTHEA PAYNE, by deed from M. E. TEDDER D/B/A BUILDERS SUPPLY, of record in Book 5501, page 972, dated September 14, 1979, said Register's Office. DOROTHEA PAYNE further conveyed her interest to MARY PEARL PAYNE, of record in Book 11089, page 157, dated August 31, 1998, said Register's Office. Mary Pearl Payne further conveyed her interest to Gregory Scott Payne of record in Instrument No. 20170713-0070475, dated July 12, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4300, Page 80; Restrictive Covenants of record in Book 5403, Page 979; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **UNIT A: 921 13TH AVENUE, SOUTH, NASHVILLE, TN 37212**
UNIT B: 925 13TH AVENUE, SOUTH, NASHVILLE, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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; 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 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 hand this 2nd day of May, 2018.

Gregory Scott Payne

GREGORY SCOTT PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Scott Payne**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May, 2018.

My commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public