Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

Jonathan Mason Payne
1021 Maplewood Place
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0290

Map 061 Group 07-0 Parcel 189.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 95666 DEEDWARR
05/23/2018 09:12:21 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180523-0049224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW DICKER AND KIMBEL LEA MENGELBERG**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JONATHAN MASON PAYNE, a single man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "A" on the Map of Broadmoor Subdivision, and of record in Plat Book 547, Page 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew Dicker and Kimbel Lea Mengelberg, by Warranty Deed from Ronald E. Callis and wife, Melissa E. Callis, dated June 22, 2016, and of record in Instrument No. 20160624-0064489, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1021 Maplewood Place, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **May, 2018**.

ANDREW DICKER

KIMBEL MENGELBERG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW DICKER AND KIMBEL MENGELBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **May, 2018**.

NOTARY PUBLIC

My commission expires: 10/26/24

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **350,000.00** .

AFFIANT

Sworn to and subscribed to before me this 18 day of **May, 2018**.

NOTARY PUBLIC

My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021