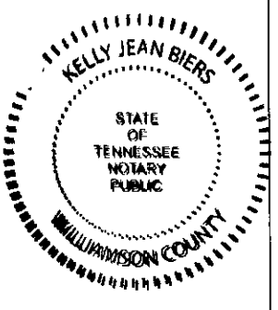
Karen Y Johnson Davidson County
Batch# 140901 DEEDWARR
09/14/2018 01:39:26 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20180914-0091508



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Evan Pitonzo and Ariana Trease	**CMG**	**043-11-0-052.00**
301 Archwood Drive	3160 Crow Canyon Rd Ste 400	
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dena Faye Lee Payne, unmarried,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Evan Pitonzo, unmarried and Ariana Trease, unmarried, joint tenants with right of survivorship,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of Section One, Archwood Acres of record in Book 2133, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING on the Westerly margin of Archwood Drive at the corner of Lot Nos. 20 and 43, thence with the line between said two lots Westwardly 200 feet, thence South 5 deg. 01' 30" West 200 feet to the Northerly margin of Roosevelt Avenue, thence with the same Eastwardly 180 feet to the beginning of a curve, thence around said curve with a radius of 20 feet Northeastwardly 31.42 feet to the Westerly margin of Archwood Drive, thence with the same Northwardly 180 feet to the beginning.

BEING the same property conveyed to Dena Faye Lee Payne and William Barry Lee by Executor's Quitclaim Deed from The Will of William H. Lee, Dena Faye Lee Payne, Executrix of

record as Instrument No. 20121114-0105053, recorded on November 14, 2012 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dena Faye Lee Payne by Quitclaim Deed from William Barry Lee of record as Instrument No. 20121114-0105054, recorded on November 14, 2012 in the Register's Office for Davidson County, Tennessee.

The subject property is neither the principle residence, nor the marital residence of Grantor or Grantor's spouse.

This is improved property known as **301 Archwood Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of September, 2018.

Dena Faye Lee Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dena Faye Lee Payne, the within named bargainor/s, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001278-528

SP 11/2015