This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191672 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$362,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Heather R Hurth Affiant Sworn to and subscribed before me this 17th day of May, 2019. Danielle Williams Notary Public My Commission Expires: 5/2/22

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Karen Johnson Davidson County
Batch# 231616 DEEDWARR
05/17/2019 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20190517-0046831

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2019, among:

JARET MALCOLM PAYNE AND COURTNEY ANN PAYNE

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREA JANET FUNEZ LYNCH AND DEIBY OMAR FUNEZ REYES
WIFE and HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan Plat, Avondale Park, Phase 1, Section 4 of record in Plat at Instrument No. 20090318-0024196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Mayo, an unmarried woman, Jaret Payne, an unmarried man, tenants in common with right of survivorship by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110621-0047494 Register's Office for Davidson County, Tennessee, dated June 16, 2011 and recorded on June 21, 2011.

Being the same property conveyed to Jaret Malcolm Payne and Courtney Ann Payne, husband and wife by Quitclaim deed from Courtney Mayo, n/k/a Courtney Ann Payne and Jaret Payne, n/k/a Jaret Malcolm Payne, wife and husband of record in Instrument No. 20160622-0063404 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 22, 2016.

Being also known as 1228 Scarcroft Ln Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jaret Malcolm Payne

Courtney Ann Payne

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jaret M. Payne and Courtney A. Payne, the within named bargainor(s), with whom I am personally acquainted (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 17th day of May, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Andrea Janet Funez-Lynch and Deiby Omar Funez Reyes
Address: 1228 Scarcroft Ln
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Same
Address: _____
City, State, Zip: _____

Tax ID: 141-05-0A-210.00-CO

Certificate of Authenticity

I, Glen Scott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Glen Scott

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Glen Scott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY