WARRANTY DEED

Karen Johnson Davidson County
Batch# 234412 DEEDWARR
05/24/2019 10:52:10 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190524-0049382

G-C-19-1305

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 22nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Tyler Wilson	Pinnacle Bank	
(NAME)	(NAME)	072-10-0-261.00
1305 Otay Street	1503 d Avenue South, Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JEREMY M. PAYNE AND ALEXANDRA PAYNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN TYLER WILSON, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northview Subdivision, not of record and the South 1/2 of a 13 foot alley adjacent to and North of Lot No. 2 on said Plan, which alley was closed by instrument of record in Book 3072, Page 185, Register's Office and being described according to a copy of plan attached to said alley closing above referred to appearing on Page 187 of said instrument, as follows:

Beginning at a point in the Northerly margin of Otay Avenue, 75 feet East of the East margin of Northview Avenue, being the corner of Lots Nos. 1 and 2; thence Northerly parallel to the East line of Northview Avenue, along the line between Lots Nos. 1 and 2, 116.5 feet to the center line of an alley now closed; thence Easterly, parallel to the North margin of Otay Avenue; 75 feet to a point; thence Southerly, parallel to the first line, 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Jeremy M. Payne and Alexandra Payne, husband and wife by Warranty deed from Ondrej Svarc, a married man of record in Instrument No. 20160317-0025470 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 17, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to Deed Book 3072, Page 185, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Otay Street, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 the 22nd DAY OF MAY, 2019.

Jeremy M. Payne by Kate Nyquist, Attorney In Fact
Jeremy M. Payne by Kate Nyquist,
Attorney in Fact

Alexandra Payne by Kate Nyquist, attorney In Fact
Alexandra Payne by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEREMY M. PAYNE AND ALEXANDRA PAYNE, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY M. PAYNE AND ALEXANDRA PAYNE.

Witness my hand and official seal, this the 22nd of May, 2019.

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
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Nashville, TN 37212