# WARRANTY DEED

Karen Johnson Davidson County
Batch# 300944 DEEDWARR
10/15/2019 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20191015-0105546

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

TAWANNA M. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jason D. Payne | Jason D. Payne and Christy D. Payne | 054-13-0-092.00 and 064-01-0-003.01 |
| (NAME) | (NAME) | |
| 206 Grandstaff Ct. | 206 Grandstaff Ct. | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Old Hickory, TN 37138 | |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Timothy George, unmarried and Jason George, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason D. Payne and Christy D. Payne, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: Map/Parcel 054-13-0-092.00 / 103 Fields Drive
LAND in Davidson County, Tennessee, being Lot No. 9, on the plan of JACKSON ACRES, of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2: Map/Parcel 064-01-0-003.01 / 101 Fields Drive
LAND located in the 11th Council District of Nashville, Davidson County, Tennessee in the City of Lakewood at the northeast intersection of Fields Drive and Old Hickory Boulevard/State Highway 45, said land being shown as a small tract south of and adjacent to Lot 9, Jackson Acres, recorded in Plat Book 3500, Page 107, Register's Office, Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point on the easterly margin of Old Hickory Blvd./State Highway 45, said point being the southwest corner of Lot 9, Jackson Acres recorded in Plat Book 3500, Page 107, Register's Office, Davidson County, Tennessee; thence leaving said Old Hickory Blvd./State Hwy. 45 with the southerly line of said Lot 9, S 84° 49' E 171.2 feet to a point on the westerly margin of Fields Drive (50' wide R.O.W.) at the southeast corner of said Lot 9; thence with the margin of said Fields Drive in a southwesterly direction with a curve to the right that is concave to the northwest with a radius of 195.8 feet and an arc length of 29.8 feet to a point of tangency; thence continuing with said Fields Drive S 53° 00' W 73.5 feet to a point; thence with a curve to the right with a radius of 25.00 feet, an arc length of 39.3 feet, and an included angle of 90° 00' to a point on said easterly margin of Old Hickory Blvd./ State Hwy. 45; thence with said easterly margin N 37° 00' W 90.00 feet to the point of beginning.

Being the same property conveyed to Timothy George and Jason George by Warranty Deed dated 03/30/2009 from The Estate of Bobbie J. Gann of record in Instrument 200904090032395, Register's Office for Davidson

County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as Lot 9 Jackson Acres and adjacent triangular lot, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 14th day of October, 2019.

Timothy George

Jason George

State of Tennessee
County of Wilson

Personally appeared before me Timothy George and Jason George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2019.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2.4.20