WARRANTY DEED

Karen Johnson Davidson County
Batch# 317742 DEEDWARR
11/20/2019 10:01:53 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20191120-0119804

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

19003547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Summit Properties, LLC		
(NAME)	(NAME)	104 15 0 139.00
242 W. Main Street, Suite 287		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margie C. Payne, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Summit Properties, LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, in the 24th Civil District, being the easterly one-half of Lot No. 13 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for said County.

Said part of said Lot No. 13 fronts 50 feet on the northerly side of West Linden Avenue and runs back between lines 163.7 feet on the easterly line, and 163.8 feet more or less on the westerly line, to a dead line in the rear, on which it measures 50 feet.

Being all of the same property conveyed to Marian J. Compton and Margie C. Payne by Deed from Mary Lois Arnold, of record in Book 4889, Page 871, Register's Office for Davidson County, Tennessee. Being further conveyed to Margie C. Payne by Quitclaim Deed dated August 18, 1982 from Marian J. Compton, unmarried of record in Book 5926, Page 879, said Register's Office.

Trena Payne executes this Warranty Deed for and on behalf of Margie C. Payne pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **2714 West Linden Avenue, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 19th day of November, 2019.

Margie C. Payne By Trena Payne, her Attorney-in-Fact

Margie C. Payne By: Trena Payne, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this, 19th day of November, 2019, personally appeared before me, Trena Payne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Margie C. Payne, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal, at office, this 19th day of November, 2019.

My commission expires: 5-15-21

Heather Lee
Notary Public

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167