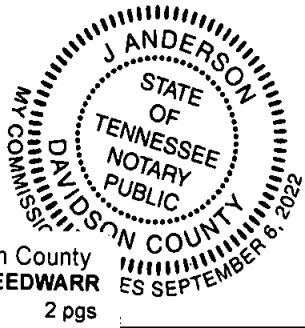
WARRANTY DEED



Karen Johnson Davidson County
Batch# 319040 **DEEDWARR**
11/25/2019 01:34:37 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20191125-0121620

19003627

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Church, Trustee of The Tobra Trust u/a/d August 2, 2019	Same as New Owner	
(NAME) 1627 S. Observatory Drive	(NAME)	131 04 0 262.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 **Bryan Church, Trustee of The Tobra Trust u/a/d August 2, 2019** 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:

Being all of Lot No. 3 on the plan of College Park of record in Plat Book 4300, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Margie C. Payne by Warranty Deed dated February 15, 1983 from Thomas A. Clark, Jr. and wife, Nancy V. Clark, of record in Book 6007, Page 813, Register's Office for Davidson County, Tennessee. Further conveyed to Addie Claxton, Trustee of the 1130-1132 Belvidere Drive Land Trust by Quitclaim Deed from Margie C. Payne of record in Book 10720, Page 96, said Register's Office. Further conveyed to Margie C. Payne, unmarried by Quitclaim Deed from Addie Claxton, Trustee of the 1130-1132 Belvidere Drive Land Trust of record in Instrument Number 20011205-0133589, 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: **1130 Belvidere Drive, Nashville, Tennessee 37215**

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 18th day of November, 2019.

Margie C. Payne by Trena Payne Attorney-in-Fact
Margie C. Payne By: Trena Payne, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this, 18th 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 18th 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