ADDRESS NEW OWNER AS:
Alexander Byram Payne
2410 Carter Ave, Unit B
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map/Group 083-04-0F
Parcel 002.00 CO

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 327370 DEEDWARR
12/10/2019 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20191210-0127168

THIS DEED OF CONVEYANCE, executed and delivered by **DAVID B. PAYNE**, unmarried, hereinafter called the Grantor, to **ALEXANDER BYRAM PAYNE**, a single man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit B on the plan of 2410 Carter Avenue Townhomes, Horizontal Property Regime of record in Instrument No. 20131010-0106625 Exhibit "B" to the Declarations; formerly known as Lot No. 26 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

RESTRICTIONS: The above described property is subject to the Declaration of Covenants, Conditions and Restrictions for Homes at 2410 Carter Avenue, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20131010-0106625; to the ByLaws of Homes at 2410 Carter Avenue, appearing of record as Exhibit "C" in Instrument No. 20131010-0106625; and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the plan of 2410 Carter Avenue Townhomes, Horizontal Property Regime of record in Instrument No. 20131010-0106625 Exhibit "B" to the Declarations; formerly known as Lot No. 26 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Subject to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.

Being the same property conveyed to David B. Payne, an unmarried man, by deed from Indigo Development, LLC, recorded August 1, 2014 in Instrument No. 20140801-0068797, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

DAVID B. PAYNE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David B. Payne** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of December, 2019.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
Exp 5-18-2021
ROBERTSON COUNTY

NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$500,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 9th day of December, 2019.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
Exp 5-18-2021
ROBERTSON COUNTY

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)