Karen Johnson Davidson County
Batch# 351396 DEEDWARR
01/31/2020 08:51:42 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20200131-0011444

21537
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Dube and Dube Properties, LLC
5651 Frist Blvd.
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map/Parcel: 08600020900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Edward Lee Payne, Jr., Carl Payne, Phyllis Payne Denny, Patricia Payne Wolfenbarger and Deborah Ann Grigg (aka Deborah Grigg), individually and as Executrix of the Estate of David A. Payne (aka David Payne)** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Dube and Dube Properties, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part the same property conveyed to Edward L. Payne and wife, Mary T. Payne by Quitclaim Deed from Mary T. Payne, by and through Phillip Saidon, Trustee, dated November 3, 1968, of record in Book 4283, page 740, in the Register's Office for Davidson County, Tennessee, with further reference made to Warranty Deed from Torrey Wesley Dodson, dated January 29, 1964, of record in Book 3846, page 980, said Register's Office. Edward L. Payne has since died, leaving Mary T. Payne as the surviving tenant by the entirety. Mary T. Payne, a widow, retaining a life estate, further conveyed said property to EDWARD LEE PAYNE, JR., CARL PAYNE, PHYLLIS PAYNE DENNY, DAVID PAYNE and PATRICIA PAYNE WOLFENBARGER, by Quitclaim Deed dated September 7, 2006, of record as Instrument No. 20060915-0114384, said Register's Office. Mary T. Payne died on or about May 27, 2011, thereby extinguishing said life estate. DAVID Payne died testate on or about November 8, 2014. Pursuant to the terms of his will of record in Docket No. 14P-1959 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, his interest in said property was devised to DEBORAH GRIGG.

This property is not the marital residence of the grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 302 Old Lebanon Dirt Road, Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Edward Lee Payne, Jr.

Carl Payne

Phyllis Payne Denny

Patricia Payne Wolfenbarger

Deborah Grigg, individually

Deborah Ann Grigg, Executrix of the Estate of David A. Payne

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Lee Payne, Jr., Carl Payne, Phyllis Payne Denny and Patricia Payne Wolfenbarger**, 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 the purposes therein contained.

Witness my hand and official seal at office, this 28th day of January, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, **Deborah Grigg, individually and Deborah Ann Grigg, Executrix of the Estate of David A. Payne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of January, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00

Affiant

Subscribed and sworn to before me this 28th day of January, 2020.

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/13/2021 Notary Public

EXHIBIT "A" **GF#: 21537**

Legal Description

BEING a tract of land located in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete Right-of-Way monument, said point being the Southwest Right-of-Way intersection of Old Lebanon Dirt Road and Old Hickory Boulevard (SR-45) as shown on Sheet 6 of the TDOT Right-Of-Way plans for Project Number 19402-2115-04;

Thence, with said Right-of-Way, North 71 degrees 09 minutes 03 seconds East, 79.30 feet to an old distrubed 1/2" iron rod;

Thence, South 65 degrees 12 minutes 29 seconds East, 228.88 feet to an old 3/4" iron rod, said point being a common corner with Hager, Larry E. & Patricia K. as recorded in Book 9743, page 36 in the Register's Office of Davidson County, Tennessee;

Thence, leaving the Right-of-Way of Old Lebanon Dirt Road and with said Hagar's West line, South 14 degrees 48 minutes 19 seconds West 431.71 feet to an old 3/4" iron rod, said point defining the East right-of-way of said Old Hickory Boulevard;

Thence, North 19 degrees 28 minutes 46 seconds west, 517.35 feet to the point of beginning and containing 1.59 acres, more or less.

According to survey prepared by Paul G. Weatherford, TN-RLS No. 1941, dated November 25, 2015 and recertified on January 25, 2020, designated as Job No. 20-1492.