THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224766**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2020. Notary Public My Commission Expires: 2/15/2021

Karen Johnson Davidson County
Batch# 366804 DEEDWARR
03/04/2020 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20200304-0024240

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Commission Expires

WARRANTY DEED

Address New Owner: Edward Decker and Jocelyn Decker 760 Harpeth Bend Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156-02-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce R. Payne, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Decker and Jocelyn Decker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Section III, Harpeth Valley Park, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 368 fronts 80 feet on the Westerly side of Harpeth Bend Drive, and Extends back between parallel lines, 197 feet to a dead line.

Being the same property conveyed to Richard C. Payne and wife Joyce R. Payne by Warranty deed from William T. Hildebrand and wife, Barbara S. Hildebrand of record in Book 5219, page 655, Register's Office for Davidson County, Tennessee, dated November 07, 1977 and recorded on November 07, 1977.

The said Richard C. Payne died on November 23, 2005, leaving the subject property vested solely in his wife, Joyce R. Payne, as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4237, Page 179, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 760 Harpeth Bend Drive Nashville TN 37221

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 653093

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2020.

Joyce R. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joyce R. Payne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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