Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Sate 100
Mt. Juliet, TN 37122
MJ20-0091

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of March, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
James William Wilson, Jr and Elizabeth Farrar 6281 Rivervalley Drive Nashville, TN 37221	Pinnacle Bank P.O. Box 702726 Dallas, TX 75370	126-16-0A-524.00

Karen Johnson Davidson County
Batch# 378818 DEEDWARR
03/27/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20200327-0033539

WARRANTY DEED

FOR AND IN 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, I/WE,

Ericka Payne and Brady Payne, wife and husband and James H. Payne and Linda Payne, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James William Wilson, Jr, an unmarried man and Elizabeth Farrar, an unmarried woman

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, being Lot No. 297 on the Plan of Final Plat of Riverwalk, Phase 3-C of record in Plat at Instrument No. 20050706-0077607, as Corrected in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ericka Payne and Brady Payne, wife and husband, as to a one-half interest, and James Payne and Linda Payne, husband and wife, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship by Warranty deed from W. Mitchell Givens Sr. and Mary Bea Givens, husband and wife of record in Instrument No. 20160112-0003310 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 12, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 6281 Rivervalley Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of March, 2020.

Ericka Payne by Brady Payne, her Attorney-in-fact Brady - Payne
Ericka Payne by Brady Payne, her Attorney-In-Fact Brady Payne

James H. Payne by Brady Payne, his Attorney-in-fact
James H. Payne by Brady Payne, his Attorney-In-Fact

Linda Payne by Brady Payne, her Attorney-in-fact
Linda Payne by Brady Payne, her Attorney-In-Fact

State of Tennessee County of Williamson

Personally appeared before me, the undersigned notary public, ~~James~~ Brady **Payne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this the 27 day of March 2020.

CLINT BRUMIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/19/23

State of Tennessee County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brady Payne** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Ericka Payne** and acknowledged that he, as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Inst No. 202003270033538 in the Register's Office of Davidson County, Tennessee.

Witness ~~my hand~~ and official seal this the 27 day of March 2020.

CLINT BRUMIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

CLINT BRUMIT STATE

Notary Public
My Commission Expires:

State of Tennessee County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brady Payne** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **James H. Payne and Linda Payne Payne** and acknowledged that he, as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Inst No. 202003270033537 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 27 day of March 2020.

CLINT BRUMIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

