THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200325324

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 382821 **DEEDWARR**
04/08/2020 08:35:33 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20200408-0036811

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Payne Center, LLC 1818 Warfield Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0-010.00

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, **Michelle C. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Payne Center, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being part of the northerly 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in B ook 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 feet strip on the Plan of Colonial Heights, as of record in B ook 1130 , page 102, said Register's Office, and a part of Lots Nos. 5 and 6 on the plan of the subdivision of Phoebe Nicholson Heir's property, as of record in Minute B ook "J", page 293, of the Chancery Court for said County and being shown as southerly part of Lot No. 14 on the unrecorded plan of George T. Hicks subdivision on Lone Oak Road and Warfield Drive, and described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to John Leland Howard by deed from George T. Hicks and wife, of record in Book 27 5 0, page 30, said Register's Office, being the corner of Lots Nos. 13 and 14 on said unrecorded plan; thence with the line between said two lots and along said Howard's westerly line northwardly 101.50 feet to the southeast corner of the property conveyed to Burton P. Creswell and wife, by deed from George T. Hicks and wife, of record in Book 2735, pa ge 156, said Register's Office; thence westwardly 94 feet more or less, to the easterly margin of Kimbark Drive, said point being 5 feet south of the southwest corner of said Creswell's property; thence with the easterly margin of said Kimbark Drive southwardly 86.50 feet to the b eginning of a curve; thence around said curve with a radius of 10 feet in a southeasterly direction to the northerly margin of said Warfield Drive; thence with same easterly 83.83 feet to the beginning.

Being the same property conveyed to E. BURTON SMITH et ux, MICHELLE C. SMITH, by deed from PROPERTY INVESTMENTS, INC., of record in Book 5256, page 843 , dated February 23, 1978 , said Register's Office.

E. BURTON SMITH having since died, leaving MICHELLE C. SMITH as the 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-03-0-010.00.

Matters shown on the Plan of record in Plat Book 421, page 118, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

This is improved property located at 1818 Warfield Drive Nashville TN 37215

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 April, 2020.

Michelle C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle C. Smith, 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 April, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022