Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-20-905

Karen Johnson Davidson County
Batch# 382836 DEEDWARR
04/08/2020 08:58:35 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200408-0036837

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

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

Notary Public
My commission expires: 5/3/21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua William Payne and Mandelynn Atkins Payne 905 Earps Court Nashville, TN 37221	new owners	141-15-0C-054.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Eric J. Rajotte, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua W. Payne and Mandelynn A. Payne, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 123 on the Plan of Rolling River Estates, Phase 9, of record in Book 6200 Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric J. Rajotte, unmarried, by deed from Sara M. Snodgrass and William R. Snodgrass, wife and husband, of record in Instrument No. 20010503-0045287, Register's Office for Davidson County, Tennessee, and dated April 26, 2001.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Rolling River Estates of record in Plat Book 6200 Page 52 Register's Office for Davidson County, Tennessee.

2. Charter for Rolling River Estates of record in Book 4892 Page 671 and amended in Book 8276 Page 552 Register's Office for Davidson County, Tennessee.

3. ByLaws of record in Book 4892 Page 689 and Book 6298 Page 934 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 4892 Page 689, Book 4892 Page 679, Book 4788 Page 950, Book 4871 Page 640, and Book 6298 Page 934 Register's Office for Davidson County, Tennessee.

This property is improved property known as 905 Earps Court, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2020.

Eric J. Rajotte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2020, before me personally appeared Eric J. Rajotte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY