BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444304 DEEDWARR
07/27/2020 12:04:27 PM 2 pgs
Fees: $13.00 Taxes: $510.60

20200727-0082040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Andre LaMonte Payne Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre LaMonte Payne Sr.	Paramount Residential Mortgage Group, Inc.	
(NAME)	(NAME)	
693 Rowan Dr.	1265 Corona Pointe Court, Suite 301	059-11-0-168.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ANDRE L. PAYNE, SR., EXECUTOR OF THE ESTATE OF PATRICIA ANN PAYNE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE LAMONTE PAYNE SR., UNMARRIED,** 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. 492, HAYNES MANOR, SECTION 4, as shown on plat of record in Book 4175, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 492 is described as follows: Beginning at a point in the Southerly margin of Baldwin Court, at the corner of Lots 492 and 493; thence with the line between said lots, Southerly 157.7 feet to a point; thence Northwesterly 37.18 feet to a point; and continuing Northwesterly 99.51 feet to a point in the Easterly margin of Rowan Drive; thence with the same, Northerly along a slight curve, 99.69 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 36.46 feet to a point in the Southerly margin of Baldwin Court; thence with the same, Easterly 82.7 feet to the point of beginning.

Being the same property conveyed to Theodore R. Payne, Jr. and wife, Patricia Ann Payne, by Warranty Deed from W. C. Allen and wife, Irene Allen, of record in Book 4517, Page 51, in the Register's Office of Davidson County, Tennessee, dated July 2, 1971 and recorded on July 6, 1971.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Patricia Ann Payne, by Final Divorce Decree from Theodore Roosevelt Payne, Jr., of record in Book 8370, Page 398, in the Register's Office of Davidson County, Tennessee, dated September 23, 1975 and recorded on June 10, 1991. The said Patricia Ann Payne died on December 12, 2019 leaving a Last Will and Testament that was probated under Docket No. 20P97 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Andre L. Payne, Sr. was appointed to serve as Executor of the Estate under Article VI, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article IV of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 693 Rowan Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 24 day of July, 2020

ESTATE OF PATRICIA ANN PAYNE

BY: Andre Lamonte Payne

ANDRE L. PAYNE, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Andre L. Payne, Sr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Patricia Ann Payne, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 24 day of July, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public