Karen Johnson Davidson County
Batch# 540282 DEEDWARR
12/22/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20201222-0152409

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 4th day of December, 2020. Julie Bailey Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Payne Erika Payne	CitibanK, N.A.	130-02-0-178.00
607 Belle Meade Boulevard	9401 Wilshire Blvd.	
Nashville, TN 37205	Beverly Hills, CA 90212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **607 BMB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA PAYNE AND ERIKA PAYNE, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 11 on the Plan of Revision of Lot 11 on the Subdivision of Lots 19, 20 and 21, Belle Meade 2nd Plan of record in Plat at Instrument No. 20090706-0062334, 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 a portion of the same property conveyed to J. Gil Fuqua, Jr. and Karen Martin Fuqua, as tenants in common by General Warranty Deed from James V. Doramus, a single man, of record in Instrument No. 20010601-0057165, Register's Office for Davidson County, Tennessee, dated June 1, 2001 and recorded on June 1, 2001.

Being a portion of the same property conveyed to 607 BMB, LLC, a Tennessee limited liability company by Warranty deed from J. Gil Fuqua, Jr. and Karen Martin Fuqua, husband and wife, as tenants in common of record in Instrument No. 20190502-0041229 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on May 02, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 607 Belle Meade Boulevard, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2020.

607 BMB, LLC, a Tennessee Limited Liability Company

Steve T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca Kroger of the state and county mentioned, personally appeared Steve T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 607 BMB, LLC, the within named bargainor, a Limited Liability Company, and that such Steve T. Morris as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent..

Witness my hand and seal this 15th day of December, 2020.

Notary Public

My Commission Expires: 07/09/2024

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 09, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

