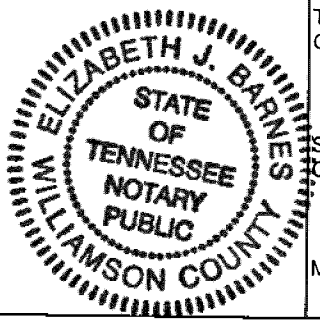
WARRANTY DEED

Karen Johnson Davidson County
Batch# 595713 DEEDWARR
03/19/2021 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20210319-0036781



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 202117TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-12-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emma Hawes	NEW OWNER	173090A83800CO
(NAME)	(NAME)	
2706 Dracut Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Sloan M. Payne and Gary Austin, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emma Hawes, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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. 723, as shown on the plan of Resubdivision of Lots 721 through 725, Section One, of Phase Eight, Lenox Village, of record as Instrument No. 20100405-0024714, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Sloan M. Land, an unmarried person by Warranty Deed from Jeffrey A. Beard, unmarried and Charlsie E. Hethershaw, unmarried, dated 11/13/2015 and recorded 11/17/2015, of record in Instrument 201511170116628, Register's Office for Davidson County, Tennessee.

The said Sloan M. Land and Sloan M. Payne, being one and the same person, is now known as Sloan M. Payne. Gary Austin, husband of Sloan M. Payne, joins in the conveyance to convey any interest he may have in said property.

Subject To (1) All matters shown on the plat of record in Plat Instrument 201004050024714, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200203150032826, Supplemental Declaration of record in Instrument 200212260158458, and Instrument 200603210032383, (3) Covenants, conditions, easements and restrictions recorded in Instrument 200203150032825, Supplemental Master Deed for Restrictions of record in Instrument 200212260158459, and Instrument 200603210032382, (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument 200109180100849, Instrument 200109180100850, Instrument 200109180100851, and Instrument 200109180100852, (5) Stormwater Detention Agreement of recorded in Instrument 200206280078164, and Instrument

200512130149579, (6) Charter of Lenox Village Neighborhood Association Inc., of record in Instrument 200204120045831, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2706 Dracut Lane, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of March, 2021.

Sloan M. Payne

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sloan M. Payne,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of March, 2021.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Effective the 17th day of March, 2021.

Gary Austin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Austin,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of March, 2021.

Notary Public

My Commission Expires: 6. 9. 2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

