BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 694204 DEEDWARR
08/10/2021 03:51:49 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210810-0107995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**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 |
|---|---|---|
| Michael Payne and Michele Corlew | New Owner | |
| (NAME) | (NAME) | 05203019400, 05203019500 |
| 4135 Meadowview Cir. | | |
| (ADDRESS) | (ADDRESS) | and 05203019600 |
| Pleasant View, TN 37146 | | |
| (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, **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL PAYNE, AN UNMARRIED MAN AND MICHELE CORLEW, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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.'s 1, 2 and 3 on the Plan of 408 Farris 3-Lot Subdivision, of record in Instrument No. 20210728-0101340, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Nashville Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles William Robertson, Jr., unmarried, of record in Instrument No. 20191219-0130920, in the Register's Office of Davidson County, Tennessee, dated December 18, 2019 and recorded on December 19, 2019.**

**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.**

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

unimproved
This is improved x property, known as 408 Farris Ave., Madison, TN 37115
(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 9th day of August, 2021

NASHVILLE BUILDING GROUP, LLC

BY: _____

DANNY WILBURN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danny Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Nashville Building Group, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 9th day of August, 2021.

Commission expires: 10/2/23

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY