Karen Johnson Davidson County
Batch# 769237 DEEDWARRSP
12/07/2021 11:20:30 AM 6 pgs
Fees: $33.00 Taxes: $1,891.87
20211207-0161997

This instrument prepared by:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: William H. Neal, III, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Lori L. Dulaney 1818 Warfield Drive Nashville, TN 37215	Lori L. Dulaney 1818 Warfield Drive Nashville, TN 37215	131-03-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE PAYNE CENTER, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LORI L. DULANEY** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of December, 2021.

THE PAYNE CENTER, LLC,
a Tennessee limited liability company

By: Lori L. Dulaney
Name: Lori L. Dulaney
Title: Chief Manager

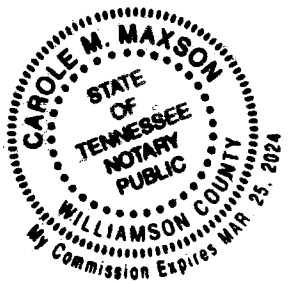
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On December 3, 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lori L. Dulaney, the Chief Manager of **THE PAYNE CENTER, LLC**, a Tennessee limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person executed the instrument as her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal.
(Seal)

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $511,317.46, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 3.25.24

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

Exhibit "A"

Legal Description of Property

Land in the 7th Civil District of Davidson County, Tennessee, being part of the northerly 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 feet strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos. 5 and 6 on the plan of the subdivision of Phoebe Nicholson Heir's property, as of record in Minute Book "J", page 293, of the Chancery Court for said County and being shown as southerly part of Lot No. 14 on the unrecorded plan of George T. Hicks subdivision on Lone Oak Road and Warfield Drive, and described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to John Leland Howard by deed from George T. Hicks and wife, of record in Book 2750, page 30, said Register's Office, being the corner of Lots Nos. 13 and 14 on said unrecorded plan; thence with the line between said two lots and along said Howard's westerly line northwardly 101.50 feet to the southeast corner of the property conveyed to Burton P. Creswell and wife, by deed from George T. Hicks and wife, of record in Book 2735, page 156, said Register's Office; thence westwardly 94 feet more or less, to the easterly margin of Kimbark Drive, said point being 5 feet south of the southwest corner of said Creswell's property; thence with the easterly margin of said Kimbark Drive southwardly 86.50 feet to the beginning of a curve; thence around said curve with a radius of 10 feet in a southeasterly direction to the northerly margin of said Warfield Drive; thence with same easterly 83.83 feet to the beginning.

Being the same property conveyed to THE PAYNE CENTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHELLE C. SMITH, UNMARRIED, of record in Instrument No. 20200408-0036811, dated April 2, 2020, said Register's Office.

Address: 1818 Warfield Drive, Nashville, Tennessee 37215

Tax ID: 131-03-0-010.00

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2022 and subsequent years, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 421, page 118, said Register's Office.
3. Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 3, 2021** (date of document).

Carole M. Maxson

12/3/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/3/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: _____

