WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 786037 DEEDWARR 01/10/2022 02:51:39 PM 2 pgs Fees: $13.00 Taxes: $1,757.50 20220110-0002889	The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.** Stephanie Woodall Affiant Subscribed and sworn to before me this the 31st day of December, 2021. Notary Public My commission expires: (AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd J. Payne and Kelly J. Payne Trustees of the Payne Family Trust	**OWNER**	**Map 094-08-0 Parcel 064.00**
19467 Eagle Pointe Trail		
Park Rapids, MN 56470		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd J. Payne and Kelly J. Payne, Trustees of the Payne Family Trust dated August 22, 2016

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 being located in the 15th Councilmanic District of Davison County, Tennessee. Also being Parcel No. 64 on Davidson County Tax Map 94-08. The survey shown hereon was surveyed by Dale and Associates, Inc. on October 18, 2010. Being Lot No. 1, on the Plan of Re-subdivision of Reserve Parcel "A" Foxwood, as of record in Plat Book 6900, Page 593, in the Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. And being more particularly described by metes and bounds as follows: Beginning at a monument in concrete situated in the southerly margin of Foxwood Lane, (North=665431.5640, East=1758430.3247) said point also being the northwest corner of Lot 2, on the Plan of Re-subdivision of Reserve Parcel "A" Foxwood, as of record in Plat Book 6900, Page 593, R.O.D.C., TN; Thence, leaving said road, South 01 degrees 15 minutes 03 seconds East, a distance of 281.87 feet to an iron rod; Thence, North 82 degrees 45 minutes 27 seconds West, a distance of 169.87 feet to a concrete monument; Thence, North 04 degrees 21 minutes 16 seconds West, a distance of 466.59 feet to an iron rod situated in the southerly margin of Gann Drive; Thence, along said road, along a curve to the left, having a central angle of 18 degrees 24 minutes 00 seconds, a radius of 425.00 feet, a tangent of 68.84 feet, a length of 136.49 feet, and having a chord which bears South 50 degrees 30 minutes 57 seconds East, a distance of 135.90 feet to an iron rod; Thence, along said road, South 60 degrees 09 minutes 51 seconds East, a distance of 39.97 feet to a concrete monument; Thence, along said road, along a curve to the right, having a central angle of 80 degrees 22 minutes 25 seconds, a radius of 25.00 feet, a tangent of 21.12 feet, a length of 35.07 feet, and having a chord which bears South 18 degrees 54 minutes 10 seconds East, a distance of 32.26 feet to an iron rod situated in the southerly margin of Foxwood Lane; Thence, along said road, along a curve to the left, having a central angle of 112 degrees 28 minutes 31 seconds, a radius of 50.00 feet, a tangent of 74.80 feet, a length of 98.15 feet, and having a chord which bears South 35 degrees 04 minutes 42 seconds East, a distance of 83.13 feet to the point of beginning and containing 67,349.941 square feet or 1.546 acres of land more or less. Survey prepared by Dale & Associates, Inc. 516 Heather Place, Nashville, TN 37204.

Being all of the same property conveyed to the State of Tennessee by Deed dated April 11, 2011, from The Rochelle Center, a Tennessee Non-Profit Corporation, of record in Instrument No. 20110425-0031190, and further conveyed to Eric Arnold and Tracy Arnold, Husband and Wife, by Quitclaim Deed dated April 23, 2021, from the State of Tennessee of record in Instrument No. 20210527-0072003, Register's Office for Davidson County, Tennessee.

Conveyance of the above described is subject to the following: 1) The Plan of record in Plat Book 6900, Page 593, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Restrictive Covenants Home Program of record in Instrument No. 20080307-0023173, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **212 Foxwood Lane, Nashville, TN 37210**

Y-PR-21-212

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 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/our hand(s) this **31st** day of **December, 2021.**

Eric Arnold

Tracy Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric Arnold and Tracy Arnold,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24