Karen Johnson Davidson County
Batch# 851099 DEEDWARR
05/05/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20220505-0051892

When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206
File Number: 22-1136

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-17040-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2022.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Broadwest, LLC 1228 Battlefield Drive Nashville, TN 37215	Broadwest, LLC 1228 Battlefield Drive Nashville, TN 37215	117 08 0R 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard A. Payne and Lauren L. Payne, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Broadwest LLC, a Tennessee Limited Liability Company, 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 all of Unit A, of Battlefield Drive Townhome Cottages, a horizontal property regime, created under title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140211-0011942, as amended in Instrument No. 20160419-0037563, in the Register's Office of Davidson County, Tennessee, and as shown on Exhibit "C" to the Declaration of record in Instrument No. 20140211-0011942, said Register's Office, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Richard A. Payne and Lauren L. Payne, husband and wife, by Warranty Deed from Cory Watson and Mary J. Watson, husband and wife, of record in Instrument No. 20170403-0032042, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

This is improved property located at: **1228 Battlefield Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2022.

GRANTOR:

Richard A. Payne

Lauren L. Payne

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard A. Payne and Lauren L. Payne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of April, 2022.

Notary Public
My Commission expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/28/2022 ____ (date of document).

Affiant Signature

04/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025