WARRANTY DEED

TAHIRA BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TN My Commission Expires Sept. 2009

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon E. Netherton	Shannon E. Netherton	71-12/248.00
(NAME)	(NAME)	
1423 Jones Avenue	1423 Jones Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Anita Colleen Payton, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Shannon E. Netherton and Eric C. Otto, 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. :

Being Lot No.3 on the plan of **Meadowdale Acres**, as of record in Plat Book 2083, page 12, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Anita Colleen Payton by Deed from Coordination Plus, LLC dated October 28, 2005, filed of record on October 31, 2005 in Instrument No. 20051031-0130919, and in prior conveyance to Coordination Plus, LLC from Ronald Cunningham, Executor of the Estate of Ileane Cunningham by Deed of record filed on June 1, 2005 in Instrument No. 20050601-0061284, and in prior conveyance to Ileane Cunningham by Deed from Paul Martin and wife, Helen Martin filed for record on June 7, 1994, in Book 9371, page 605, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 1423 Jones Avenue, Nashville, TN 37207

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this day of 24th July, 2006..

Anita Colleen Payton

Davidson County DEEDWARR
Recvd: 07/31/06 14:04 2 pgs
Fees:13.00 Taxes:391.65

20060731-0092570

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Anita Colleen Payton, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 24th day of July, 2004.

Commission expires:

Notary Public

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009