WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044972 DEEDWARR
Recvd: 07/06/09 10:27 2 pgs
Fees:13.00 Taxes:512.45

20090706-0062413

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JUNE, 2009

Notary Public

MY COMMISSION EXPIRES November 17, 2009

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Payne and Mae E. Payne	Fifth Third Mortgage Company	095050B08600CO
(NAME)	(NAME)	
2120 Lebanon Pk Apt #94	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Matthew B. Morris unmarried, and Luther P. Morris III**, married married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Payne and Mae E. Payne**, husband and wife 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 Unit 94, EASTHAVEN TOWNHOMES, as shown on plat of record in Exhibit A of Instrument No. 20010806-0083543, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew B. Morris, an unmarried person and Luther P. Morris, III, a married person by Warranty Deed from R. J. York Homes, LLC, recorded on the 19th day of April, 2004 in Instrument No. 20040419-0044341, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Subject property has never been the marital residence of Luther P. Morris III and his spouse.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pk Apt #94, Nashville, TN 37210

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, has 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 our hands this 29th day of June, 2009.

Matthew B. Morris

Luther P. Morris by Matthew B. Morris his attorney in fact AIF

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Matthew B. Morris ~~and Luther P. Morris~~**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of June, 2009.

Deanna D Johnson
Notary Public

My commission expires: 5/28/12

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 29 day of June, 2009, before me personally appeared Matthew B. Morris, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Luther P. Morris III, and who acknowledged that he executed the same as the free act and deed of the said Luther P. Morris III, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument no. 200907060006242, said Register's Office..

Witness my hand and official seal this 29 day of June, 2009.

Deanna D Johnson
NOTARY

My Commission Expires: 5/28/12

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY