Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0522

Davidson County DEEDWARR
Recvd: 07/27/09 08:08 3 pgs
Fees:18.00 Taxes:407.00
20090727-0069868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of July, 2009.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

ADDRESS OF NEW OWNER:
Jennifer Armstrong
317 Moncrief Ave.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Jennifer Armstrong
317 Moncrief Ave.
Goodlettsville, TN 37072

018-16H-12900

WARRANTY DEED

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, WE,

James M. Payne and Gaynell B. Payne

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Armstrong

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 parts of Lots Nos. 18, 19, and 21 and all of Lot No. 20 in the Moncrief Subdivision of the Allen Mathes Lands, as shown by Survey of Earl Drake County Surveyor, made march 10, 1937 and more particularly described as follows:

BEGINNING at a point in the Southerly boundary of Lot No. 21, which point is 25 feet West of the Southwest corner of Lot No. 20; thence in a Northerly direction 252.2 feet parallel with the Westerly boundary line of Lot No. 20 to a dead line; thence in a Southeasterly direction 120 feet to a point in the Northern boundary of Lot No. 19, which point is 5 feet West of the Northwest corner of Lot NO. 18; thence in a Southerly direction 254.7 feet to a point in the Southerly boundary line of Lot No. 18, which point is 14.5 feet East of the southwestern corner of Lot No. 19; thence in a Westerly direction 139.5 feet along the Northerly margin of Moncrief Avenue to the point of beginning.

Being the same property conveyed to James M. Payne and Gaynell B. Payne from Kent Douglas Blanton and Alean S. Blanton by deed dated 08/15/2005 filed for record on 09/07/2005 in Instrument Number 20050907-0107455, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **317 Moncrief Ave. Goodlettsville, TN 37072**

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.

Witness my hand this 24th day of July, 2009.

James M. Payne

Gaynell B. Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Payne and Gaynell B. Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2009.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

