Record and Return to:
Prepared By:
~~Chapman and Rosenthal Title, Inc.~~
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

SP-09-6137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

County of Sumner, Tennessee, Notary Public, Kate Rosenthal

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan J. Meyer	Jonathan J. Meyer	
6137 Montcrest Drive (ADDRESS)	(NAME) 6137 Montcrest Drive (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	158-3-6.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL D. PAYNE AND WIFE, DEBORAH M. PAYNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN J. MEYER AND WIFE, MEREDITH M. MEYER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 53, HILLSBORO PARK, SECTION II, as shown on plat of record in Plat Book 2331, Pages 61 and 62, 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 Samuel D. Payne and wife, Deborah M. Payne by Warranty Deed from Karen Putnam, unmarried, recorded on the 24th day of July, 2003 in Instrument No. 20030724-0103887, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6137 Montcrest Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of October, 2009.

Samuel D. Payne

Deborah M. Payne

BILL GARRETT, Davidson County
Trans: T20090072842 DEEDWARR
Recvd: 10/27/09 11:12 2 pgs
Fees: 13.00 Taxes: 2312.50
20091027-0099020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel D. Payne and Deborah M. Payne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530