Prepared By & Return To:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of March, 2010.

Notary Public

Commission Expiration: My Commission Expires MAY 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JAKE CRUM

BILL GARRETT, Davidson County
Trans: T20100016790 DEEDWARR
Recvd: 03/23/10 09:02 2 pgs
Fees: 13.00 Taxes: 296.00
20100323-0021581

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Steven Todd Payne	Steven Todd Payne	
803 Broadmoor Dr.	803 Broadmoor Dr.	06107003500
Nashville, TN 37216	Nashville, TN 37216	

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,

Christina Williams, unmarried

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

Steven Todd Payne, unmarried

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 Lot No. 14 Block I. on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina Williams from George McIntosh by deed dated 07/22/2005 filed for record on 08/03/2005 in Instrument Number 20050803-0091391, 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: **803 Broadmoor Dr. Nashville, TN 37216**

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 19th day of March, 2010.

Christina Williams by Power of Attorney in fact

Christina Williams

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 19th day of March, 2010, before me personally appeared David Dize, to me known to be the person who executed the foregoing instrument in behalf of Chaztina Williams, as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Chaztina Williams. Witness my hand and official seal.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010