File No. 210050027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

BILL GARRETT, Davidson County
Trans:T20100035292 DEEDWARR
Recvd: 06/10/10 10:36 2 pgs
Fees:13.00 Taxes:839.90
20100610-0045024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Johnson	NEW OWNER Peoples Home Equity	146-16-0-063
(NAME)	(NAME)	
513 Brentlawn Dr.	213 Ward Circle, Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Virgil G. Payne and Ella H. Payne, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Johnson and wife, Emily Johnson**, hereinafter called the grantee(s), 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. 63 on the Plan of Brentwood Hall, Section 3, as of record in Plat Book 2133, Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Virgil G. Payne and Ella H. Payne by Deed dated 4/25/2008 from Timothy D. Girard and wife, Kimberly S Girard as recorded on 6/20/2008 in Instrument 20080620-0063739, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 2133, Page 14, Register's Office of said County.

Restrictive Covenants of record in Book 2084, Page 409, Book 2098, Page 71, Register's Office of said County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 513 Brentlawn Dr., Nashville, TN 37220
(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 hands this 4th day of June, 2010.

Virgil G. Payne by Susan Kelton Attorney in fact
Virgil G. Payne

Ella H. Payne by Susan Kelton Attorney in fact
Ella H. Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan Kelton, with whom I am personally acquainted and who proved to be the attorney in fact of Virgil G. Payne and Ella H. Payne and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of June, 2010.

Commission expires: 11/21/12

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210050027

RETURN TO: