11-01-013-0

Davidson County DEEDWARR
Recvd: 02/22/11 11:54 3 pgs
Fees:18.00 Taxes:1831.50
20110222-0014452

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2011. PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 9/9/2014

Address New Owner As Follows: Robert P. Elliott and Anne Marie Elliott 6141 Chickering Court Nashville, TN 37215	Send Tax Bills To: Pinnacle National Bank 150 3rd Ave. S. Ste. 900 Nashville, TN 37201	Map-Parcel Number: 144 14 0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD J. PAYNE AND WIFE, BARBARA KEITH PAYNE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT P. ELLIOTT AND WIFE, ANNE MARIE ELLIOTT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Chickering Valley, as of record in Book 2331, pages 121-123, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard J. Payne and wife, Barbara Keith Payne by deed from Ronald W. Peyton and wife, Amy Martin Peyton, of record in Book 11085, page 548, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2542, page 25, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2331, pages 121 thru 123, Register's Office for Davidson County, Tennessee.

4. Mortgage Loan Inspection dated June 4, 1997, by John Kohl & Company, P.C., including a 75 foot minimum building setback line from Chickering Court and a 10 foot public utility and drainage easement along the rear line.

This is improved property known as: **6141 Chickering Court, Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of February, 2011.

RICHARD J. PAYNE

BARBARA KEITH PAYNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD J. PAYNE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2011

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2011.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

426814.1/200738

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state DEE FILES KENNEDY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

