BILL GARRETT, Davidson County
Trans:T20110032302 DEEDWARR
Recvd: 06/01/11 09:22 2 pgs
Fees:13.00 Taxes:714.10
20110601-0041541

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2011.

Notary Public:
My Commission Expires: 11/20/2011

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Suzanne Payne 2209 Golden Oak Place Madison, TN 37115	New Owner	051140A00300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Colleen B. Morton Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Suzanne Payne**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 3, on the Plan of Oakwood Estates, of record in Instrument No. 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Colleen B. Morton Trust, by Warranty Deed from Myrtle B. Brown, dated September 28, 2007, recorded October 2, 2007, in Instrument Number 20071002-0116936, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2011 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 200005050045404, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Instrument Number 200007130069428 and amended in Instrument Number 20001002-0096900, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 200008070078337, Register's Office for Davidson County, Tennessee.

Sewer easement set forth in the instrument recorded in Book 6807, Page 654, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 2000127008714, Register's Office for Davidson County, Tennessee.

2011 Davidson County taxes a lien not yet due and payable.

Any encroachments, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2209 Golden Oak Place, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of May, 2011.

The Colleen B. Morton Trust

BY: Colleen B. Morton, Trustee
Colleen B. Morton, Trustee

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Colleen B. Morton in her capacity as Trustee for The Colleen B. Morton Trust**, the bargainor(s), 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, this 27th day of May, 2011.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 20
Hendersonville, TN 37075