Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120037950 DEEDWARR
Recvd: 05/23/12 11:25 2 pgs
Fees:13.00 Taxes:795.13
20120523-0044755

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of May, 2012.

Notary Public

Commission Expiration:

2-26-13

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Natalie Hope Boyd and Robert Dewey Boyd Jr. 4115 Gallatin Pike Nashville, TN 37216	NB RB ~~SAME AS NEW OWNER.~~ TOP FLITE 123 E. GRAND RIVER AVE WILLIAMSTON, MI 48895	-061 - 11 - 0 - 125.00

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, James C Payne, married, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie Hope Boyd and Robert Dewey Boyd Jr., wife and husband 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:

Lot 1 of the Resubdivision of Lot No. 6 and Parts of Lots 9 and 10 on the Plan of McMahan's Subdivision of Maplewood, as of record in Instrument Number 200310280158423, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Joseph M. Buffler and James C. Payne, as tenants in common, by Warranty Deed for John Marion Lucas, Jr., William Ponds Lucas and Sherry Diane Lucas Garland, Devisees under the Last Will and Testament of John Marion Lucas, Sr., deceased, dated February 22, 2002, recorded February 22, 2002, of record in Instrument Number 200202220023240, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James C. Payne by Quitclaim Deed fro Joseph M. Butler filed of redorc on 02/01/2012 in instrument 201202010009190, Davidson County Register of Deeds

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.

This is improved property known as 4115 Gallatin Pike, 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 unemcumbered, 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 18th day of May, 2012.

James C Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2012, before me personally appeared James C Payne, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of May, 2012.

Notary Public

Commission Expiration:

2-26-13

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY