Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

NEW OWNER:

Robert Daniel Payne

2214 Pinewood Rd.

Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0307

Map and Parcel 07208011400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120038231 DEEDWARR
Recvd: 05/24/12 10:27 3 pgs
Fees:18.00 Taxes:543.90
20120524-0045058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Seven Thousand and 00/100 Dollars ($147,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVEN W. IRWIN and SHEILA D. COODE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT D. PAYNE**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 45 on the Map of Dalewood, Section I, as shown on the plat of the same of record in Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more completed description of said property. Said Lot No. 45 fronts 88.9 feet on the westerly side of Pinewood Road and runs back 153.7 feet on the northerly line and 147.1 feet on the southerly line, to a dead line in the rear, measuring 91 feet thereon.

Being a portion of the same property conveyed to STEVEN W. IRWIN and SHEILA D. COODE and a life estate reserved in Irene Mai Day by Deed of Correction from Irene Mai Day and William E. Binkley, dated March 31, 2010, and of record in Instrument No. 20100331-0024014, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Quitclaim Deed of record in Instrument No. 20090727-0070168, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **2214 PINEWOOD ROAD, NASHVILLE, TN 37216.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 108, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of May, 2012.

STEVEN W. IRWIN

SHEILA D. COODE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVEN W. IRWIN and SHEILA D. COODE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

GWENDOLYN SHORES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-20-15

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The actual consideration or value, whichever is greater, for this transfer is **$147,000.00.**

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 18th day of May, 2012.

Gwendolyn Shores
NOTARY PUBLIC

My commission expires: 7-20-15

GWENDOLYN SHORES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY