BILL GARRETT, Davidson County
Trans:T20130091131 DEEDWARR
Recvd: 10/23/13 13:50 2 pgs
Fees:13.00 Taxes:517.63
20131023-0110560

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2013.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Painton, et ux. 5007 Bonnawell Drive Hermitage, TN 37076	NOLA Lending Group 4000 S Sherwood Forest Blvd. Suite 201 Baton Rouge,LA 70816	074160092.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRY LAW BIRD, MARRIED, JAMES KEITH LAW, MARRIED, DWAYNE THOMAS LAW, UNMARRIED, AND PATSY P. SANDERSON, WIDOWED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN B. PAINTON AND KERRI E. PAINTON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 393 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 393 fronts 85 feet on the southerly side of Bonnawell Drive and extends back 153.8 feet on the westerly line and 146 feet on the easterly line to a dead line, measuring 85.4 feet thereon.

Being the same property conveyed to Terry Law Bird, James Keith Law and Dwayne Thomas Law, with a life estate retained by Patsy P. Sanderson, by Quitclaim Deed from Patsy P. Sanderson, dated 9/14/2011, recorded 9/15/2011, of record in Instrument No. 20110915-0071787, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

JKL JSB PPS

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property was not a marital residence for Terry Bird, James Keith Law or Dwayne Thomas Law, and thus is not subject to any homestead, dower or other marital interest as contemplated by Tennessee Law. Patsy P. Sanderson is unmarried at the time of this conveyance.

WITNESS MY/OUR HANDS, this the 18th day of October, 2013.

TERRY LAW BIRD

JAMES KEITH LAW

DWAYNE THOMAS LAW

PATSY P. SANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Terry Law Bird, James Keith Law, Dwayne Thomas Law, and Patsy P. Sanderson, 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 seal, this the ~~31st~~ 18th (TLB) day of October, 2013.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-24-2017