~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of November, 2013.

NOTARY PUBLIC

My commission expires: 6/15/14

BILL GARRETT, Davidson County
Trans:T20130101572 DEEDWARR
Recvd: 12/03/13 15:20 2 pgs
Fees:13.00 Taxes:699.30
20131203-0123233

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

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
Matthew E. Payne, *et ux.* 1704 Sharpe Avenue Nashville, TN 37206	New Owner	083020291.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand and 00/100 Dollars ($189,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BETH HEIER, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW E. PAYNE AND KARA K. PAYNE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50.00 feet of Lot Nos. 1 and 2 on the Map of Thompson Bond's Subdivision of the north part of Lot No. 6 on the Map of Brownsville of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50.00 feet on the southerly side of Sharpe Avenue and extend back between parallel lines, along the westerly margin of a 15.0 foot alley, 150.0 feet to a dead line in the rear.

Being the same property conveyed to Beth Heier, an unmarried woman, by Warranty Deed from Thomas Pearson, unmarried, dated 4/21/2011, recorded 5/6/2011, of record in Instrument No. 20110506-0035038, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1704 Sharpe Avenue, Nashville, TN 37206.

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.

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 she is lawfully seized and possessed of said real estate; that he 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 covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of November, 2013.

Beth Heier

BETH HEIER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Beth Heier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of November, 2013.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122