BILL GARRETT, Davidson County
Trans:T20140003966 DEEDWARR
Recvd: 01/17/14 13:14 3 pgs
Fees:18.00 Taxes:344.10
20140117-0004911

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0407HV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of January, 2014.

Notary Public
Commission Expires: April 10, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Austin 603 Lawrence Street Old Hickory, TN 37138	NEW OWNER	044.11-0-135.00

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, I/WE,

Brian M. Payne and wife, Jeannie Alexander and Thomas Payne as tenants in common with expressed rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Austin

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:

Being all of Lot No. 72 on the plan of the Village of Old Hickory, Section "A" as shown on plan of record filed in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian M. Payne, a married man and Thomas Payne, as tenants in common with expressed rights of survivorship by Warranty Deed from Margaret M. Hunt, unmarried, dated May 31, 2012 and filed for record June 1, 2012 in Instrument No. 20120601-0047339, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian M. Payne and wife, Jeannie Alexander and Thomas Payne as tenants in common with expressed rights of survivorship by Quitclaim Deed from Brian M. Payne, a married man and Thomas Payne as tenants in common with expressed rights of survivorship, dated February 21, 2013 and filed for record March 4, 2013 in Instrument No. 201303040021554, Register's Office for Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 603 Lawrence Street, Old Hickory, TN 37138.

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 so 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 unencumbered, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of January, 2014.

Brian M. Payne by Jeannie Alexander, Attorney in Fact

Jeannie Alexander

Thomas Payne by Jeannie Alexander, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeannie Alexander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of January, 2014.

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeannie Alexander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Brian M. Payne** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of January, 2014.

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeannie Alexander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Thomas Payne** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of January, 2014.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014