BILL GARRETT, Davidson County
Trans:T20140005181 DEEDWARR
Recvd: 01/23/14 09:26 2 pgs
Fees:13.00 Taxes:341.14

20140123-0006337

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,200.00

John W Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John W. Payne, Trustee	NEW OWNER	Parcel ID:
2120 Lebanon Pike #35		095050B06100
Nashville, TN 37210		

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

PM Rentals, an Illinois General Partnership

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John W. Payne, Trustee and Mae E. Payne, Trustee of the John W. Payne Trust U/A dated 11/29/11 as amended *
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 Unit No. 35 on the Master Deed of Easthaven Townhomes of record in Instrument 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

BEING the same property conveyed to PM Rentals by deed from Roger Long and Sarah L. Long, of record in Instrument 20051102-0132589, dated October 21, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 200207090082357; 2003042500555753; 200310070147961; 200108060083543; 200404190043570; 200108060083543; and 20031007014961, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010806-0083543, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2120 Lebanon Pike #35, Nashville, TN 37210

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

*Mae E. Payne and John W. Payne, Trustees of the Mae E. Payne Trust U/A dated 11/29/11 as amended

Witness my hand this 21st day of January, 2014.

PM Rentals
By:

J. Neal Martin, Partner

John W. Payne, Co-Trustee of the John W. Payne Trust, Partner

Mae E. Payne, Co-Trustee of the John W. Payne Trust, Partner

STATE OF ILLINOIS
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Neal Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Partner respectively of the PM Rentals the within named bargainer, and that he/she as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said J. Neal Martin as such Partner.

Witness my hand and official seal this 21 day of January, 2014.

My Commission Expires: _____

Notary Public

"OFFICIAL SEAL"
THOMAS J WOLF JR
Notary Public, State of Illinois
My Commission Expires: 07/19/2015

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Payne, Co-Trustee and Mae E. Payne, Co-Trustee of the John W. Payne Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Partner respectively of the PM Rentals the within named bargainor, and that he/she as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said John W. Payne, Co-Trustee and Mae E. Payne, Co-Trustee of the John W. Payne Trust as such Partner.

Witness my hand and official seal this 20th day of January, 2014.

My Commission Expires: 9-3-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.