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 $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 9.4.14
(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:
James P. Blackham	NEW OWNER	Parcel ID:
1739 Brawley School Rd.		095050B08600CO
Mooresville, NC 28117		

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

John W. Payne and wife, Mae E. Payne, as co-trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James P. Blackham and wife, Veronica C. Blackham
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:

Land in Davidson County, Tennessee, being Unit 94, Easthaven Townhomes, as shown on plat of record in Exhibit A of Instrument 20010806-0083543, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Payne and wife, Mae E. Payne, as Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011 by Quitclaim Deed from John W. Payne and wife, Mae Payne, of record in Instrument 20111207-0095589, dated November 29, 2011, Register's Office for said County. See also deed of record in Instrument 20090706-0062413, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010806-0083543, amended in Instrument 20020709-0082357; 20030425-0055753; 20031007-0147961; 20040419-0043570; and 20010806-0083543 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; (3) Ingress and Egress Easement in Instrument 20031007-0147962, said Register's Office; (4) Transmission Line Easement of record in Book 1163, Page 638, and Book 1207, Page 513, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20010628-0068559, Register's Office for said County.

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; Apt. #94, 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.

BILL GARRETT, Davidson County
Trans:T20140026568 DEEDWARR
Recvd: 04/21/14 10:20 2 pgs
Fees:13.00 Taxes:481.00
20140421-0032752

Witness my hand this 18th day of April, 2014.

John W. Payne, Co-Trustee of the John W. Payne Trust dated November 29, 2011

Mae E. Payne, Co-Trustee of the Mae E. Payne Trust dated November 29, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Payne, Co-Trustee of the John W. Payne Trust dated November 29, 2011, and Mae E. Payne, Co-Trustee of the Mae E. Payne Trust dated November 29, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Co-Trustee of the John W. Payne Trust dated November 29, 2011, and that she is Co-Trustee of the Mae E. Payne Trust dated November 29, 2011, and as such Co-Trustees, he/she/they are authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

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