WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet TN 37122

BILL GARRETT, Davidson County
Trans:T20140054801 DEEDWARR
Recvd: 07/29/14 14:07 2 pgs
Fees:13.00 Taxes:832.50
20140729-0067399

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.12.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Craig and Daisy Turner	First American Mortgage Trust	Map 58-10-B
(NAME) 3104 Carrington Court	(NAME) P.O. Box 35800	Parcel 17 O
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brighton, MA 02135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL WARREN PAYNE AND WIFE, MEGHAN GODBEY PAYNE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAISY DEONI TURNER, UNMARRIED, AND MICHAEL C. CRAIG, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 74 on the Plan of Carrington Place, Phase One, of record in Instrument #20070320-0033562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Warren Payne and Meghan Godbey Payne by deed from Celebration Home, LLC, of record in Instrument #20080530-0055082, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070320-0033562, said Register's Office; (c) restrictive covenants of record in Instrument No. 20080215-0015254, said Register's Office; and (d) Storm water easement of record in Instrument #20060503-0051461, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3104 Carrington Court, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 25 day of July, 2014.

Michael Warren Payne

Meghan Godbey Payne

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Warren Payne and Meghan Godbey Payne, the bargainor, 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 official seal at Nashville, Tennessee this 25 day of July, 2014.

Commission expires:

Notary Public