This instrument prepared by and after recording return to:

Bell Title, LLC
Tisha C. Baldwin, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/12/14 12:54 3 pgs
Fees:18.00 Taxes:74.00
20141112-0104297

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
East Labrador Properties, LLC **722 Hart Avenue** **Nashville, Tennessee 37206**	**New Owner**	**82-8-239**

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That **Earl Angeline Payne** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **East Labrador Properties, LLC** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of McNish's Subdivision of McFerrin, of record in Book 57, Page 129, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Earl Angeline Payne and Nellie M. Brown, Tenants in Common with Right of Survivorship, by deed from Barbara Jackson, Trustee, dated February 12, 1990, of record in Book 8044, Page 496, Register's Office of Davidson County, Tennessee. The said Nellie M. Brown died on March 7, 1997, leaving Earl Angeline Payne as surviving tenant.

This is improved property which bears the address of: 722 Hart Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 31st day of **October, 2014.**

Earl Angeline Payne

Earl Angeline Payne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Earl Angeline Payne,** the bargainor(s), 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 office at Brentwood, Tennessee, on this 31st day of **October, 2014.**

Notary Public

Commission Expires: 3-30-15

TISHA C. BALDWIN ★ TENNESSEE NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$20,000.00**.

Sworn to and subscribed before me this 31st day of **October, 2014.**

Affiant

Notary Public

My Commission Expires: 3-30-15

TISHA C. BALDWIN ★ TENNESSEE NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

