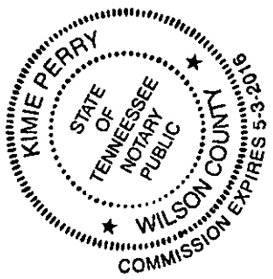
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 5-3-2016
(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:
Mary Bailey	SWBC Mortgage Corporation	Parcel ID:
2613 Mountain Dale Ct.	213 Overlook Cr., Ste. 213	164100A12900CO
Antioch, TN 37013	Brentwood, TN 37027	

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

Grantley M. Payne, Sr. and wife, Willie L. Payne

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mary Bailey, an unmarried woman
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 Lot No. 335 on the Plan of Village Two, Summerfield, of record in Instrument 20000929-0096421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Grantley M. Payne, Sr. and Willie L. Payne by deed from Jennifer Randolph and Dallas Randolph, of record in Instrument 20060117-0006028, dated January 12, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20000929-0096421, said Register's Office.

Power of Attorney of record in Instrument 20150106-0001253, 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 2613 Mountain Dale Ct., Antioch, TN 37013

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 30th day of December, 2014.

Grantley M. Payne, Sr. by Karen C. Neal, attorney in fact

Grantley M. Payne, Sr. by Karen C. Neal,
Attorney in Fact

Willie L. Payne by Karen C. Neal, attorney-in-fact

Willie L. Payne by Karen C. Neal, Attorney
in Fact

BILL GARRETT, Davidson County
Trans: T20150001015 DEEDWARR
Recvd: 01/06/15 10:54 2 pgs
Fees: 13.00 Taxes: 666.00
20150106-0001254

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

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, Karen C. Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Grantley M. Payne, Sr. and Willie L. Payne as his/her/their Attorney in Fact as the free act and deed of the within named Grantley M. Payne, Sr. and Willie L. Payne.

Witness my hand and official seal at Nashville, Tennessee the 30th day of December, 2014.

My Commission Expires: 7-2-18

Notary Public

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