1/ESRM Boundary

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150013903 DEEDWARR
Recvd: 02/25/15 16:16 2 pgs
Fees:13.00 Taxes:469.10
20150225-0016370

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,783.00

Linda D. Robertson
Affiant

Subscribed and sworn to before me, this 24th day of February, 2015.

Notary Public
My commission expires: 9-22-2015

02-1502-49381

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara Keith Payne 2109 Timberwood Pl Nashville TN 37215	Avenue Bank 111 10th Ave. South, Ste. 200 Nashville, TN 37203	119-06-0-256.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MTLC Properties, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara Keith Payne, married, and Edith K. Ottestad, married, as tenants in common, hereinafter called the Grantees, their successors 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. 23, on the map entitled Hidden Acres, of record in Plat Book 1130, Page 89, as amended in Book 2922, Page 358, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice A. Watson by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated September 29, 2006, recorded October 2, 2006, of record in Instrument No. 20061002-0121272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from Wilson and Associates, PLLC, Successor Trustee, dated April 23, 2013, recorded April 25, 2013, of record in Instrument No. 20130425-0041136, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to MTLC Properties, LLC by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated August 26, 2013, recorded September 16, 2013, of record in Instrument No. 20130916-0097091, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2702 Hartford Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 24th day of February, 2015.

MTLC Properties, LLC

BY: _____

Louis Catignani, Member

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 Louis Catignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of MTLC Properties, LLC and as such Member, he is authorized by MTLC Properties, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 24th day of February, 2015.

_____

State of Tennessee at Large

My Commission expires:

12/27/17

