Return To:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15104

BILL GARRETT, Davidson County
Trans:T20150017617 DEEDWARR
Recvd: 03/11/15 10:47 2 pgs
Fees:13.00 Taxes:832.50
20150311-0020770

Send Tax Bills To:
Fifth Third Mortgage Company
5001 Kingsley Dr. MD:1MOCBQ

New Owner is:
Michael W. Payne
1005 Fitzpatrick Road
Nashville, TN 37214

MAP: 108-04-0

PARCEL: 197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Noemi Mendez, unmarried, formerly known as Noemi Bradley**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael W. Payne, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1005 Fitzpatrick Road, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 395 on the Plan of Larchwood, Section Seven, as shown by plat of record in Plat Book 6900, Page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Noemi Bradley, married, by Warranty Deed from William A. Gilpin and Diane C. Gilpin, husband and wife, dated 5/13/08 and recorded 5/19/08 in Instrument No. 20080519-0051248, in the Register's Office of Davidson County, Tennessee. Noemi Bradley is now known as Noemi Mendez, pursuant to Final Decree of Divorce, Docket No. 09D99, Fourth Circuit Court, Davidson County, Tennessee.

NM

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of March, 2015.

GRANTOR(S):

Noemi Mendez

NOEMI MENDEZ

ACKNOWLEDGEMENT

STATE OF Alabama
COUNTY OF Baldwin

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Noemi Mendez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of March, 2015.

Amelia Ann Roberts NOTARY PUBLIC My Comm Exp August 15, 2018 ALABAMA STATE AT LARGE

Amelia Ann Roberts

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

AFFIANT

SWORN TO and subscribed before me this 6th day of March, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____