BOX 14

WARRANTY DEED	State of Tennessee County of Davidson
27538-3 BILL GARRETT, Davidson County Trans: T20150063382 DEEDWARR Recvd: 08/03/15 09:06 2 pgs Fees: 13.00 Taxes: 740.00 20150803-0076114	The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**. Affiant Subscribed and sworn to before me, this the 30th day of July, 2015. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Anderson **Michael Chase Waldrop**	**NEW OWNER**	**Map 091-11-0, Parcel 087.00**
4310 Illinois Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brandon Payne and Tirzah Payne, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Anderson, an unmarried woman and Michael Chase Waldrop, an unmarried man as tenants in common

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 the westerly 7 feet of Lot No. 517, all of Lot No. 519 and the easterly 14 feet of Lot No. 521 of Block 87, Plan No. 1 of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 517, all of Lot 519 and part of Lot 521 front together 46 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brandon Payne and Tirzah Payne, husband and wife, by Deed from Lori Byrd and husband Eric Byrd, dated April 27, 2012, of record in Instrument No. 20120430-0036386, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **4310 Illinois Avenue, Nashville, TN 37209**

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 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 my/our hand(s) this **30th** day of **July, 2015.**

Brandon Payne

Tirzah Payne

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Brandon Payne and Tirzah Payne,** the within named sellers, 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 **30th** day of **July, 2015.**

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC JOHN T. COOK

Notary Public

My Commission Expires: 2/13/17