BILL GARRETT, Davidson County
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This Document prepared by:
Jonathan Kingham
1012 Calvert St
Nashville, TN 37216

Return / [X] document, [X] tax Statements / to:
Jonathan Kingham
1012 Calvert St
Nashville, TN 37216

WARRANTY DEED

WARRANTY DEED, made this 10th day of August , 2015 , by and between:

Joseph Payton, whose address is:
912 One Mile Lane, Smyrna, TN 37167 (County of Davidson)

("Grantor"), and

Jonathan Kingham whose address is:
1012 Calvert St, Nashville, TN (County of Davidson)

("Grantee")
THE GRANTOR, for and in consideration of the sum of: $98,000
Ninety Eight Thousand Dollars
The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Davidson,
State of Tennessee, legally described as follows: **LOT 23 SEC 1 STERLING HGTS 060X158**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Sterling Subdivision No. 1 of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee. Said Lot No. 23 Fronts 60 feet on the north side of Lutie Street and runs back between parallel lines 158.4 feet to a dead line.

Being the same property conveyed to William James Thomas, Jr and wife, Eunice B Thomas by deed from R.A Stansell and wife, Katherine Harris Stansell of record in Book 1938, page 565, Register's Office for Davidson County, TN. The said William James Thomas, Jr. having since died and the property vested in Eunice B. Thomas by estate by the entireties. The said Eunice B. Thomas having since died and Luther Lee Hayes having been appointed Executor of the Estate with power to sell of record in the Probate Court for Davidson County., Tn, Docket No. 99P-46. Eunice B. Thomas and Eunice G. Thomas and Eunice Beckaham Thomas are one and the same person.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Derivation of Title:

Being the same property conveyed to Joseph Payton, by Warranty Deed, dated the 15th of January, 1999 and recorded in the Office for Davidson County Registry of Deeds in Book 11304 Page 443.

Property address: 80 Lutie St, Nashville, TN 37210

Tax parcel ID#: 119 06 0 084.00

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Joseph W Payton
Print name: Joseph Payton
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

STATE OF Tennessee)

COUNTY OF ~~Davidson~~ Williamson) ss:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joseph Payton _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10th day of August, 2015.

Notary Signature: _____
Printed Name: John Norris
My Commission Expires: 11-21-2018

JOHN NORRIS
[SEAL] STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$98,000**

Joseph W Pate

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }

COUNTY OF Williamson }

Subscribed and sworn before me this 10th, day of August, 2015.

Notary Public:

My commission expires: 11/21/2018

JOHN NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The following information is not a part of this Deed

Property Address:

80 Lutie St, Nashville, TN 37210

Owner's Name and Address:

Jonathan Kingham

1012 Calvert St, Nashville, TN 37216

Parcel Number:

119 06 0 084.00

Mail Tax Bills to (If different than return document to):

Jonathan Kingham

1012 Calvert St, Nashville, TN 37216