WARRANTY DEED

Return to

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: October 6, 2023

(AFFIX SEAL)

DEREK STRASSBURG
Notary Public, Maine
My Commission Expires October 6, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Jeremy M Payne and Alexandra Payne	NEW OWNER	061 15 0 192.00
(NAME)	(NAME)	
1226 Sunnymeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Five Thousand And No/100 Dollars ($475,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan McKeown and Lynne Davis, tenants in common with rights of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy M Payne and Alexandra Payne, husband and wife**, 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 Lot No. 31, Block A on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan McKeown and Lynne Davis, tenants in common with rights of survivorship by Warranty Deed from North by Northeast Development, LLC a Tennessee Limited Liability Company dated November 7, 2014 and recorded November 13, 2014 as Instrument No. 20141113-0104999, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-174349SSO

BILL GARRETT, Davidson County
Trans: T20170059253 DEEDWARR
Recvd: 07/11/17 13:10 2 pgs
Fees: 13.00 Taxes: 1757.50
20170711-0069707

unimproved ☐
This is improved ☒ property, known as 1226 Sunnymeade Drive, Nashville, TN 37216

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, has 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 6 day of June, 2017

Ryan McKeown

Lynne Davis

STATE OF ~~TENNESSEE~~ MAINE
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan McKeown and Lynne Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2017.

Notary Public

My Commission Expires:

(SEAL)

DEREK STRASSBURG
Notary Public, Maine
My Commission Expires October 6, 2023

File Number: GRN-174349SSO