Karen Johnson Davidson County
Batch# 257880 DEEDWARR
07/17/2019 09:17:51 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190717-0069766

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19249

Send Tax Bills To:
CMG
3160 Crow Canyon Rd #400
San Ramon CA 94583

New Owner is:
Justin Andrew Norris
1005 Fitzpatrick Road
Nashville, TN 37214

MAP/PARCEL: 108-04-0-197.00

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, **Michael W. Payne unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Justin Andrew Norris**, * single man 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:

PROPERTY ADDRESS: 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 Michael W. Payne, unmarried, by Warranty Deed from Noemi Mendez, unmarried, formerly known as Noemi Bradley, dated 3/6/15 and recorded 3/11/15 in Instrument No. 20150311-0020770, in the Register's Office of Davidson County, Tennessee.

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 12th day of July, 2019.

GRANTOR:

Michael W. Payne

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON____)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael W. Payne unmarried**, 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 12th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

SWORN TO and subscribed before me this 12th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019