Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Rec to:

WARRANTY DEED

Karen Johnson
Batch# 602563
03/30/2021 07:49:15 AM
Fees: $13.00 Taxes: $1,014.54
Davidson County
DEEDWARR
2 pgs

20210330-0041175

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,200.00.

June Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2021

April N. Bradley
Notary Public

MY COMMISSION EXPIRES: 9-13-2021

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Victoria Slowey Michael Alan Slowey	NEW OWNER	14806004900
(NAME)	(NAME)	
220 Willard Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael H. Payne and Faye Payne, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Alan Slowey and Megan Victoria Slowey, 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:

Being Lot No. 39 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for said County.

Said Lot No. 39 fronts 151 feet on the north side of Willard Drive and runs back 413.1 feet on the west line and 385.3 feet on he east line to a dead line on which it measures 58 feet.

Being the same property conveyed to Michael H. Payne and wife, Faye Payne by deed from Phillip M. Payne and wife, Bethany Payne and Michael H. Payne and wife, Faye Payne of record in Instrument No. 20030630-0089818 and Correction Quitclaim Deed in Instrument No. 20030711-0096574, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 220 Willard Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hands this 19th day of March, 2021.

Michael H. Payne

Faye Payne

State of Tennessee
County of Davidson

Personally appeared before me Michael H. Payne and Faye Payne, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of March, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 15380

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024