CORRECTIVE **WARRANTY DEED**

TRACEY TRUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Claudia Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14TH~~ 21ST DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Return to:
Baldwin Land Title
7117 Calderwood Dr.
Antioch, TN 37013

[redacted]
Instr:200004270041617 Page: 1 OF 2
REC'D FOR REC 04/27/2000 9:29:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $392.20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Richardson	BANK OF AMERICA	Map 75
(NAME)	(NAME)	
8217 Gordon Lane	2059 Northlake Parkway	Group 10-0
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Tucker, GA 30084	Parcel 84
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

CARL E. RUSS AND WIFE LINDA H. RUSS

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

JEFFREY TODD RICHARDSON AND CLAUDIA RICHARDSON, 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. 134 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 134 fronts 89 feet on the westerly side of Gordon Lane and runs back 157.3 feet on the northerly line and 159.4 feet on the southerly line to a dead line, measuring 65 ft thereon. Being the same property conveyed to Carl E. Russ and Wife, Linda H. Russ by deed from* of record in Deed Book* 3840, page* 164, Register's Office for said County. *J&G Co., A TN Corp.,

unimproved ☐

This is improved ☒ property, known as 8217 Gordon Lane, Hermitage, TN 37076
(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 hand(s) this ~~14th~~ 21st day of April, 2000.

Carl E. Russ
Carl E. Russ

Linda H. Russ
Linda H. Russ

RE-RECORD

Davidson County DEEDWARR
Recvd: 09/27/00 08:31 2pgs
Fees:11.00 Taxes:0.00

20000927-0095496

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl E. Russ and Linda H. Russ the bargainor ___, 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 this 21st day of April, 2000.

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON

RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076