WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-30-02

(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC EX. 1/30/02 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/10/01 14:44 2pgs
Fees:11.00 Taxes:421.80
20010510-0048735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Royalty	~~Brian Royalty~~ Mortgage Resources, Inc.	Map 53
(NAME) 709 Stone Hedge Drive	(NAME) 404 BNA Corporate Center, # 400	Group 16
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37217	Parcel 238
(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,

Norman H. Russell, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Royalty and Wife, Angela D. Royalty, 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. 3 on the Plan of Stone Hedge, Section 2, as of record in Plat Book 9700, Page 185 and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Norman H. Russell and Wife, Kristi R. Russell by deed from Universal Builders, LLC of record in Deed Book 10510, page 390, Register's Office for said County.

The said Kristi R. Russell having since died, Norman H. Russell sole surviving spouse.

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

unimproved ☐

This is improved ☒ property, known as 709 Stone Hedge Drive, Old Hickory, TN 37138

(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 19th day of April, 2001.

Norman H. Russell by Dee Lawrence atty-in-fact
Norman H. Russell

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of April, 2001, before me personally appeared Dee Lawrence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Norman H. Russell, and who acknowledged that she executed the same as the free act and deed of the said Norman H. Russell by virtue of that Power of Attorney, duly executed by the said Norman H. Russell and being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee. in Instrument No. 200105100048734

Witness my hand and official seal at Cumberland Title, Hermitage, this 4/3/2001

My Commission Expires; 5-28-2003

Wendy L Causey
Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2103364
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122