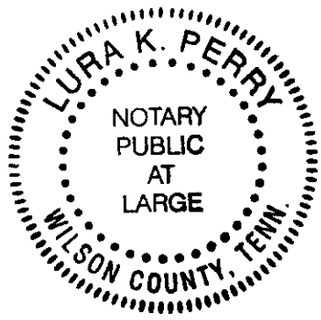
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Michael D. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2001.

Lura K Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/25/01 09:11 2pgs
Fees:13.00 Taxes:584.60

20010725-0078763

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Russell	Right Mortgage Company	Map 84-15
(NAME) 2307 Selma Drive	(NAME) 106B West Hills Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon Tennessee 37087	Parcel 21
(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,
Brian C. Crabtree, and wife Debra J. Crabtree, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael D. Russell and Wife, Melanie M. Russell, 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. 83 on the Plan of Section II, Castlewood Estates, as of record in Plat Book 2331, Page 91, 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 Brian C. Crabtree, and wife Debra J. Crabtree by deed from Betty Lynn Barnes of record in Deed Book 10141, page 478, Register's Office for said County.

Brian C. Crabtree executed this instrument on behalf of Debra J. Crabtree pursuant to a Power of Attorney of record in Instrument Number 20010725-0078762, Register's Office Davidson County, Tennessee

Restrictive Covenants of record in Deed Book 2450, Page 469 and Book 2488, Page 295, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 2307 Selma Drive, Nashville, TN 37214
(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 20th day of July, 2001.

Brian C. Crabtree

Debra J. Crabtree by Brian Crabtree Atty in fact

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brian C. Crabtree, ~~and wife, Debra J. Crabtree~~ the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/20/2001

My Commission Expire: Aug 8, 2004 Lura K. Perry

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2105438
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

STATE of Tennessee
County of Wilson

On this the 20th day of of July, 2001, befroe me personally appeared Brian C. Crabtree 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 Debra J. Crabtree, and who acknowledged that he executed the same as the feww act and deed of the said Debra J. Crabtree by Virtue of the Power of Attorney, duly executed by the said Debra J. Crabtree and apprearing in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 20th day of July, 2001

My Commission Expires: Aug 8, 2004

Lura K. Perry
Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.