# WARRANTY DEED

Maximum Principal Indebtedness For Tennessee Recording Tax Purposes Is $ 0

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Diane M Walasek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Return To:
CUMBERLAND TITLE OF HENDERSONVILLE, A DIVISION OF SERVICES MANAGEMENT CO. OF TENNESSEE, INC.
181 E. MAIN STREET, SUITE 3
HENDERSONVILLE, TN 37075
2109236

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Diane M. Walasek | National Bank of Commerce | 95/08-0 59 |
| (NAME) | (NAME) | |
| 321 Tamworth Drive | 115 29th Avenue South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville Tennessee 37212 | |
| (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, Michael D. Russell and Wife, Melanie M. Russell , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane M. Walasek, An Unmarried Person , 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. 187 on the Plan of Eva-Mor Heights, Section 3, as of record in Plat Book 1835, Page 92, 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 Michael D. Russell and Wife, Melanie M. Russell by deed from Lester D. Morrison and Patricia W. Morrison of record in Deed Book 6835, page 84, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 1787, page 281, Book 2022, Page 571 Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 321 Tamworth Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 10/12/01 10:07 2pgs
Fees:13.00 Taxes:318.20

20011012-0111415

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 28th day of September, 2001.

Michael D. Russell

Melanie M. Russell

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 Michael D. Russell and Melanie M. Russell the bargainor__, 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 9/28/2001

My Commission Expire:_____

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

**File Number2109236**

**RETURN TO:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075