WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Richard Ray Vincent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/02/02 12:23 2pgs
Fees:13.00 Taxes:624.93
20020402-0039784

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MARK A. ELLMORE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ray Vincent	Mortgage Resources, Inc.	183-05-A-30
(NAME)	(NAME)	
3636 Applewood Lane	404 BNA Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(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, Susan M. Russo, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Ray Vincent and wife, Heidi M. Vincent, 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:

LAND in Davidson County, Tennessee, being Lot No. 429 on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John W. Russo and wife, Susan M. Russo by Warranty Deed from Yazdian Construction, Inc. of record in Book 10107, Page 666, Register's Office for Davidson County, Tennessee. John W. Russo predeceased Susan M. Russo on March 11, 2001.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3636 Applewood Lane, Antioch, TN 37013
(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 hand this 15th day of March, 2002.

Susan M. Russo
Susan M. Russo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Susan M. Russo, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

