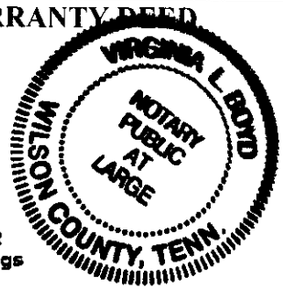
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/01/04 13:39 2pgs
Fees:13.00 Taxes:397.75



20040601-0063862

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,500.00**

Affiant

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE **19TH DAY OF MAY, 2004.**

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2007.~~ 11-6-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya C. Touchstone		**165-13-A 160 CO**
(NAME)	(NAME)	
4316 Mystic Valley Court	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Paul Daniel Russell, and wife Cynthia A. Russell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanya C Touchstone, unmarried** 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. **428** on the Plan of **Peppertree Forest**, Section 9 of record in Plat Book **7900**, Page **760**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Paul D. Russell and wife Cynthia A. Russell** by deed of record in Instrument 200201150006096, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Cynthia A. Russell by Paul Daniel Russell as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040601-0063862, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4316 Mystic Valley Court, 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/our hand(s)** this **19th day of May, 2004**.

Paul Daniel Russell

Cynthia A. Russell by Paul Daniel Russell Attorney-in-fact

Cynthia A. Russell

State of Tennessee County of ~~Davidson~~ Wilson

On this 19 day of May, 2004 before me personally appeared Paul Daniel Russell, the person who executed the foregoing instrument on behalf of Cynthia A. Russell, and acknowledged that Paul Daniel Russell executed the same as the free act and deed of the said Cynthia A. Russell, through Power of Attorney granted Paul Daniel Russell, by the said Cynthia A. Russell.

Notary Public

Commission Expires: ~~[illegible]~~ 11-16-05

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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 Paul Daniel Russell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 19 day of May, 2004.

Commission expires:

Notary Public