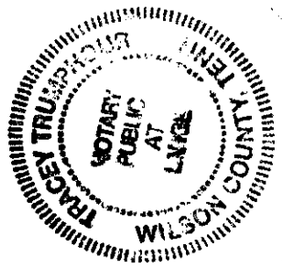
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/01/04 11:01 2pgs
Fees:13.00 Taxes:323.75

20041001-0118462

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley E Wolfe	Coldwell Banker Mortgage, It's successors and or assigns, as their interest may appear	Map 86
(NAME) 219 Thistle Lane	(NAME) 3000 Leadenhall Road	Group 14-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mount Laurel New Jersey 08054yes	Parcel 219
(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,

Jessica Jackson-Russell and husband Dennis Russell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley E Wolfe ,an unmarried woman, 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 Unit No. 219 on the Plan of Hermitage Meadows, Stage Three, as of record in Plat Book 6250, Page 300, 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 Jessica Jackson, unmarried by deed from Jeanna B. Schepke, unmarried of record in Instrument No. 200203060028382, Register's Office for said County, executed on 03/01/02 and filed on 03/06/02. Jessica Jackson having since married now known as Jessica Russell.

Dennis Russell joins in this conveyance to convey any and all rights he may have in this property.

Charter of Homeowner's Association as shown of record in Book 6034, Page 376, Book 7466, Page 25, Book 8275, Page 843, Register's Office for said County.

Quitclaim Deed to HOA as shown of record in Deed Book 6158, Page 931, Book 6209, Page 548, Book 6668, Page 54, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 6716, Page 815, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6034, Page 365, Register's Office of said County.

By-Laws as shown of record in Deed Book 6034, Page 365, Book 6034, Page 383, Book 7660, Page 612, 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 (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 219 Thistle Lane, Hermitage, TN 37076

(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 29th day of September, 2004.

Jessica Jackson-Russell

Dennis Russell

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 Jessica Jackson-Russell and Dennis Russell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/29/2004

My Commission Expires: 1·23·06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

File Number2408244
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122