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WARRANTY DEED

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,300.00

Sarah Svenske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2005.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Russell	GMAC Mortgage Corporation	126-15B-299
(NAME)	(NAME)	
8100 Boone Trace	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Horsham, PA 19044-0963	
(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, Florentino Santana and Charlotte A. Santana, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R. Russell and Ashley A. Coleman, as joint tenants with right of survivorship, 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. 91, on the Plan of Section Four, Lexington Point of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Florentino Santana and Charlotte A. Santana, husband and wife, by Warranty Deed dated December 27, 2002, from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, as of record in Instrument Number 20030102-0000335, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Florentino Santana and Charlotte A. Santana, by Norman R. Humber as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050901.0105199, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8100 Boone Trace, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 09/01/05 14:26 2 pgs
Fees:13.00 Taxes:752.21
20050901-0105200

Witness our hands this 29th day of August, 2005.

Florentino Santana by Norman R Humber

Florentino Santana
By: Norman R. Humber Attorney in Fact

Charlotte A. Santana by Norman R Humber

Charlotte A. Santana
By: Norman R Humber Attorney in Fact

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 Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

On this 29th day of August, 2005, before me personally appeared Norman R. Humber, the person who executed the foregoing instrument on behalf of Florentino Santana and Charlotte A. Santana, and acknowledged that he executed the same as the free act and deed of the said Florentino Santana and Charlotte A. Santana, through Power of Attorney granted Norman R. Humber by the said Florentino Santana and Charlotte A. Santana.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
M.C. 5.28.2006