WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 15:31 2 pgs
Fees:13.00 Taxes:390.35

20050922-0114187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/12/2009

(AFFIX SEAL)

TRACEY JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (LD)	MAP-PARCEL NUMBERS
Sherryl Russell	Same as New Owner	Map 163-05-A
(NAME) 5170 Hickory Hollow Parkway, # 281	(NAME)	Parcel 15.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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 H. JONES AND MICHAEL K. SLAYTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRYL RUSSELL,** 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. 15 on the Plan of Hickory Hollow Townhomes, (Mill Park), Phase 1, of record in Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jessica H. Jones, unmarried, by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated November 30th, 2000, of record in Instrument No. 20001222-0125736, said Register's Office. Michael K. Slayton joins in executing this Warranty Deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 686, said Register's Office; (c) restrictive covenants of record in Book 10719, page 425 and Book 11167, page 757, said Register's Office, (d) bylaws of record in Book 10719, page 464, said Register's Office, (e) easement of record in Book 11378, page 991, said Register's Office, and (f) as built certification of record in Book 11315, pages 157 and 159 and Book 11747, page 439, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway, # 281, 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 16th day of September, 2005.

Jessica H. Jones

Michael K. Slayton

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 Jessica H. Jones and Michael K. Slayton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2005.

Commission expires:

Notary Public