RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 15:55 2 pgs
Fees:13.00 Taxes:222.00

20060502-0050732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DICKSON COUNTY, TENNESSEE EXP. 5/23/06 BRENDA S. LANE

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Russell and Annie Robertson	CTX Mortgage Company, LLC	
(NAME)	(NAME)	Map 70-04
2316 Ilolo Street	3100 McKinnon Street	
(ADDRESS)	(ADDRESS)	Parcel 132.00
Nashville, TN 37207	Dallas, TX 75201	
(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, **SHARON D. BRUGMAN AND PAULA M. HARWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EUGENE RUSSELL AND ANNIE ROBERTSON**, as tenants in common, 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:

Tract 1: Land in Davidson County, Tennessee, being lot number 34 on the plan of Dewey Heights Addition to Haynies Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Tract II: Land in Davidson County, Tennessee, being the southerly one-half lot number 35 on the Map of Dewey Heights Addition to Haynies Subdivision, as of recor din Book 161, Page 94, said Register's Office. Said portion of lot number 35 fronts 25 feet on the southwesterly side of Ilolo Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve Scheibe and Frank Davenport by Quitclaim Deed dated April 12, 2005, of record in Instrument No. 20050414-0041874, and as corrected in deed dated August 25, 2005, of record in Instrument No. 20050909-0108565, both in said Register's Office. Being the same property conveyed to Sharon D. Brugman and Paula M. Harwell by Warranty Deed from Frank Davenport and Steve Scheibe, dated August 31, 2005, of record in Instrument No. 20050909-0108566, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

The property above has never been the primary residence of the Grantors herein.

unimproved ☐
This is improved ☒ property, known as 2316 Ilolo Street, Nashville, TN 37207

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 our hands this 27th day of April, 2006.

Paula M. Harwell

Sharon D. Brugman

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 Sharon D. Brugman and Paula M. Harwell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 27th day of April, 2006.

Commission expires:

Notary Public

