WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/06 09:56 2 pg:
Fees:13.00 Taxes:344.10

20060614-0070680

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2006.

Notary Public

My Commission Expires SEPT 30, 2006

MY COMMISSION EXPIRES: 9/30/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Hurse	Anthony Hurse	150-09-0-235.00
(NAME)	(NAME)	
3237 Luann Drive	3237 LuAnn Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, 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, Raoul Russell, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Anthony Hurse, a single man, 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 Lot No. 17B, on the plan of **Cherry Hills,** Section 12, Zone of Lot Division of Lots 15-18 as of record in Plat Book 6200, page 342, and Book 6250, page 174 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raoul Russell, by deed from G. Bruce Hartmann and wife, Nancy L. Hartmann and filed for record on July 30, 2004 in Instrument No. 20040809-0095879 in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6200, page 342, and in Book 6250, page 174 Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 5291, page 695; Book 6436, page 642; Book 6436, page 644; Book 6502, page 152, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3237 LuAnn Dr., Nashville, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2006.

Raoul Russell

STATE OF TENNESSEE

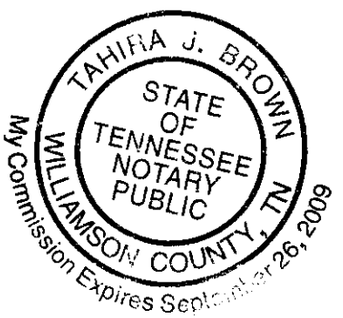
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Raoul Russell, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 1st day of June, 2006.

Commission expires:

Notary Public



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