WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 11:10 2 pgs
Fees:13.00 Taxes:336.70

20060717-0085568

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$91,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAHIRA KAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires September 26, 2008

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
Christian Barrere	Christian Barrere	150-05-0-388.00
(NAME)	(NAME)	
710 Luann Court	710 Luann Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013	Antioch, 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 Chris Barrere and Kathy Barrere, 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. 3B, on the plan of **Cherry Hills, Zone lot division of Lots 3-5,** Section 12, as of record in Plat Book 6250, page 174-175, and in Book 6900, page 40, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raoul Russell by deed from George B. Hartmann and wife, Nancy L. Hartmann dated July 30, 2004, and filed for record in Instrument No. 20040809-0095873, 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 6250, page 174-175, and in Book 6900, page 40, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 710 Luann Ct., 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.

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 23rd 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 23rd day of June, 2006.

Commission expires:

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

Notary Public