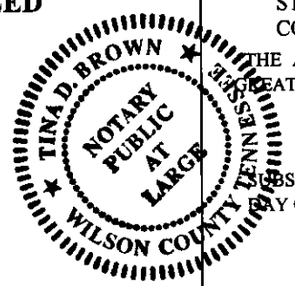
File No. 20060425

# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 11/02/06 10:29 2 pgs
Fees:13.00 Taxes:403.30

20061102-0136124

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Angie Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2006.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 2-6-2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Davis | ~~MORTGAGE~~ BANK OF THE SOUTH | 43-9-141.00 |
| (NAME) | (NAME) | |
| 505 Cumberland Avenue | 551 North Mt. Juliet Road | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Mt. Juliet, TN 37122 | |
| (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, Christie M. Russell, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Davis, 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 the westerly 50 feet front and 59 feet rear of Lot No. 29, Block F on the Plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Christie M. Russell, a single woman by deed from Bonnie G. Fleetwood,a single woman, dated July 31, 2000 and recorded on August 3, 2000 in Instrument No. 200008030077013, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 505 Cumberland Avenue, Madison, TN 37115

(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 26th day of October, 2006.

Christie M. Russell
Christie M. Russell

File No. 20060425
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christie M. Russell, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21ST day of October, 2006.

Commission expires: 10/07/2009

Notary Public

**AFTER RECORDING RETURN TO:**

STATE OF TENNESSEE NOTARY PUBLIC SUMNER