Davidson County DEEDWARR
Recvd: 05/30/07 10:09 2 pgs
Fees:13.00 Taxes:366.30
20070530-0063902

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2007.

Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

15-0705-151089

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lance Jarman	PHE	052-13-0 039.00
2640 Miami Avenue	4300 Sidco Drive	
Nashville TN 37214	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judy A. Hartsell, f/k/a Judy A. Russell, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Lance Jarman, unmarried, hereinafter called the Grantees, their successors 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. 52, on the Plan of Woodale Grove Annex, of record in Book 547, Pages 109-110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above described property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record at 4002/750.

Being the same property conveyed to J. Michael Russell and wife, Judy A. Russell by deed from Barbara S. Dunn, dated August 31, 1982, recorded October 24, 1983, of record in Book 6162, Page 363, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judy A. Russell by Quitclaim Deed from J. Michael Russell, dated December 30, 1991, recorded January 16, 1992, of record in Book 8530, Page 378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This property is improved property known as 2640 Miami Avenue, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of May, 2007.

Judy A. Hartsell

Judy A. Hartsell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy A. Hartsell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of May, 2007.

JENNIFER L. WISE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Jennifer L. Wise
State of Tennessee at Large

My Commission expires: 05/03/2010