File No. 280600611

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES ~~June 22, 2009.~~ 05/03/2010

(AFFIX SEAL)

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/27/08 13:23 2 pgs
Fees:13.00 Taxes:480.63

20080627-0066622

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey C. Barzizza	Magna Bank	Map 087-05-0A Parcel 111.00CO
(NAME)	(NAME)	
5618 Royal Court	5109 Peter Taylor Park	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Lori K. Russell, married, f/k/a Lori L. Konyha,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey **unto Lindsey C. Barzizza and husband, Joseph A. Barzizza,** 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 Lot No. 139 on the Plan of Farmingham Woods, Phase III, a Planned Unit Development of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Lori L. Konyha by Quitclaim Deed dated July 13, 2001 and recorded September 6, 2001, from Kirt E. Konyha, of record by Instrument No. 20010906-0096615 in the Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Kirt E. Konyha and wife, Lori L. Konyha by Warranty Deed dated November 1, 1993 and recorded November 2, 1993, from Phillips Builders, Inc., of record in Book 9137, Page 301, Register's Office for Davidson County, Tennessee. The said parties having since divorced pursuant to the Final Decree in the Fourth Circuit Court for Davidson County bearing Docket No. 00-D-2750 styled Kirt E. Konyha vs. Lori L. Konyha. The said Lori L. Konyha now known as Lori K. Russell.

Mike Russell, spouse of Lori K. Russell, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Taxes for 2008, and all subsequent years, a lien; Restrictive Covenants of record in Book 8238, Page 176, Register's Office for Davidson County, Tennessee; Subject to the Plan of record in Plat Book 7900, Page 554; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5618 Royal Court, Hermitage, TN 37076
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 26th day of June, 2008.

Lori K. Russell

Mike Russell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lori K. Russell and Mike Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(Seal)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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