File No. 280700710

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/08 11:30 2 pg
Fees:13.00 Taxes:478.41

20080807-0081516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, PC
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Underwood and wife, **Tiffany S. B. Underwood**	Provident Funding	**136-15-0-035.00**
(NAME) **2908 High Rigger Drive**	(NAME) P.O. Box 999	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) 94011-0999 Burlingame, CA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael R. Russell and wife, Deborah L. Russell**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David J. Underwood and wife, Tiffany S. B. Underwood**, hereinafter called the grantee(s), thier 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 Number 10 on the Plan of Section Two Harbour Town Village, of record in Plat Book 4675, page 146 and 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Russell and wife, Deborah L. Russell by Warranty Deed from James Irwin Dowlen and wife, Carolyn S. Dowlen of record in Book 9141, Page 263, dated October 29, 1993 and filed for record on November 4, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is made subject to the following: all matters as set forth per Plat Book 4675, Page 146 and 147; Covenants, Conditions and Restrictions as set forth in Book 4931, Page 667, all of 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 **2908 High Rigger Dr., Nashville, TN 37217**
(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 GRANTEE(S), thier heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), thier 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 28th day of July, 2008.

Michael R. Russell

Michael R. Russell

Deborah L. Russell

Deborah L. Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Michael R. Russell and wife, Deborah L. Russell** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright
Notary Public

File Number: 280700710

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122