Rec... Watauga Title C... 155 Franklin Road, Suite ... Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/10/09 15:34 2 pgs
Fees:13.00 Taxes:1254.30
20090210-0011680

ADDRESS NEW OWNER:
Judith Louise George
1614 Sumter Court
Franklin, TN 37067

SEND TAX BILL TO:
Owner

MORTGAGEE:
MetLife Home Loans, a division of MetLife Bank, NA
P. O. Box 7481
Springfield, OH 45501

MAP 83-10
GROUP
PARCEL 161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David P. Russell and wife, Joanne M. Russell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Judith Louise George, a single woman,** hereinafter called the GRANTEE, her 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. 2 on the Plan of Mrs. T. R. Parrish's Subdivision of Lot No. 81, Chadwell Home Place, of record in Plat Book 547, page 80, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of Gartland Ave. and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to David P. Russell and wife, Joanne M. Russell by deed from Alex Sigg of record in Instrument No. 20070227-0024016 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1622 Gartland Ave., Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

& Return to

WITNESS our hands this the **4th** day of **February, 2009.**

David P. Russell

Joanne M. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David P. Russell and wife, Joanne M. Russell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 7-5-11

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $339,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.