State of Tennessee
County of Cannon

Davidson County DEEDWARR
Recvd: 02/18/09 11:27 2 pgs
Fees:13.00 Taxes:456.95
20090218-0013665

This actual consideration or value – whichever is greater- is **$123,500.00.**

Affiant

Subscribed and sworn before me this **11th** day of **February, 2009.**

Notary Public

3-20-10
My Commission Expires:

AMANDA HANELINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Rafael Jimenez **4445 Winton Drive** **Antioch, TN 37013**	**4445 Winton Drive** **Antioch, TN 37013** **Map 163-2, Parcel 52**	**Wells Fargo Bank, N.A.** **P.O. Box 660455** **Dallas, TX 75266-0455**

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 consideration, the receipt of which is hereby acknowledged,

TROY A. RUSSELL, AN UNMARRIED MAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RAFAEL JIMENEZ, A MARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 103, Hickory Highland Place, Section Two, Phase One of record in Instrument Number 199912230306510 and Instrument Number 199912230306511, Register's Office for Davidson County, Tennessee, to which specific plat reference is hereby made for a more complete and accurate legal description is made.

Being the same property conveyed to Troy A. Russell, an unmarried man, by Deed from Jerry Butler Builders, LLC, dated 07/17/2001 of record in Instrument No. 20010723-0077689, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 19991223-0306510 and Instrument No. 19991223-0306511; Subject to Deed of conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 8287, page 97; Book 10868, page 886 and Book 10868, page 923; Subject to Covenants, Conditions, and Restrictions contained in Book 10421, page 239 as amended in Book 11103, page 990; Book 11306, page 572; Book 11667, page 310; Instrument No. 20000201-0010122 and Instrument No. 20020528-0064359, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **11th day of February, 2009.**

Troy A. Russell

STATE OF Tennessee

COUNTY OF

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Troy A. Russell.,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **11th day** of **February, 2009.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY