WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2009. Notary Public MY COMMISSION EXPIRES: 9-10-09 (AFFIX SEAL)

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Russell	U.S. Bank N. A. C/O U.S. Bank Home Mortgage	176-10A-23
(NAME)	(NAME)	
5176 Singing Hills	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Springfield, OH 45501-7298	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Fred Stier and Pat Meyr and husband, Rex Meyr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Russell, 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. 23 on the Plan of the Estate of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Fred Stier and Pat Meyr, by deed of record in Instrument No. 200604260047894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Pat Meyr and Rex Mayr by Fred Stier as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090728 0072800 70587, in the Register's Office for Davidson County, Tennessee.

Rex Meyr joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 5176 Singing Hills, Antioch, TN 37013
(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 we do covenant with the said GRANTEES 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 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.

Return TO:
FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

BILL GARRETT, Davidson County
Trans: T20090050802 DEEDWARR
Recvd: 07/28/09 11:11 2 pgs
Fees: 13.00 Taxes: 610.50
20090728-0070588

Witness our hands this 24th day of July, 2009.

Rex Meyr by Fred Stier his attorney in fact

Fred Stier

Pat Meyr by Fred Stier her attorney in fact

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 Fred Stier with whom I am personally acquainted orproved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2009.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of July, 2009, before me personally appeared Fred Stier, the person who executed the foregoing instrument on behalf of Pat Meyr and Rex Meyr and who acknowledged that he executed the same as the free act and deed of the said Pat Meyr and Rex Meyr, through Power of Attorney granted he by the said Pat Meyr and Rex Meyr.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2009.

Commission expires:

Notary Public