WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090050827 DEEDWARR
Recvd: 07/28/09 12:15 2 pgs
Fees:13.00 Taxes:443.63
20090728-0070624

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2009

Notary Public

MY COMMISSION EXPIRES: 3-10-12

(AFFIX SEAL)

RENEE THORNE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Scott Russell	new owner	Map & Parcel No. 0820-40-14100
(NAME)	(NAME)	
1004 N 7th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, Sky Nicholas Hill, a married person and Glenn Hill, a married person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Scott Russell and Susan Russell, husband and wife, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 155, on the Plan of Sharps and Crutcher's Addition to Nashville, of record in Plat Book 57, page 82, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sky Nicholas Hill and Glenn Hill by warranty deed of Vernon Summers and wife, Carolyn Summers by warranty deed of record in Instrument No. 20080707-0069592, conveyance dated July 1, 2008, Register's Office of Davidson County, Tennessee.

SAID PROPERTY IS NOT NOW NOR HAS IT EVER BEEN GRANTORS PRIMARY RESIDENCE.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Tax a lien but not yet due and payable. 82-4-141 Subject to all matters appearing on the Plan of Sharps and Crutcher's Addition to Nashville, of record in Plat Book 57, page 82, Register's Office of Davidson County, Tennessee.

This property, known as 1004 N 7th Street, Nashville, TN 37207
(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.

Witness my/our hand(s) this 24 DAY OF JULY, 2009.

Sky Nicholas Hill

Glenn Hill

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sky Nicholas Hill and Glenn Hill, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY