WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,500.00

Affiant

MICHELLE HIGHTOWER
Notary Public
Sumner County, State of Tennessee
My Commission Expires September 19, 2011

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010.~~ 9-19-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Stewart	Platinum Mortgage	75-8A-51
(NAME)	(NAME)	
155 Brooke Castle Drive	103 Spenryn Drive Suite B	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Madison, AL 35756	
(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, Audrey K. Russell and Christopher J. Russelll, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Stewart and Mary Stewart, 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:

Land in Davidson County, Tennessee, being Unit No. 155 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominium, of record in Book 6250, Page 627, as amended in instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audrey M. Kaplan, unmarried, by Warranty Deed dated September 27, 2001 from Misty D. Sloan a/k/a Misty S. Welsch and husband Matthew Welsch of record in 20011001-0105475 and then rerecorded in Instrument No. 20020122-0008297, Register's Office for Davidson County, Tennessee. Audrey M. Kaplan and Audrey K. Russell being one and the same.

Christopher J. Russell 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.

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

unimproved ☐

This is improved ☒ property, known as 155 Brooke Castle Drive, Hermitage, TN 37076

(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.**

BILL GARRETT, Davidson County
Trans:T20090056600 DEEDWARR
Recvd: 08/19/09 08:56 2 pgs
Fees:13.00 Taxes:223.85

20090819-0077887

Witness my hand this 14th day of August, 2009.

Audrey K. Russell

Christopher J. 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 Audrey K. Russell and Christopher J. Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of August, 2009.

Commission expires: March 20, 2010

Beth Triplett Notary Public

