# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James Russo**<br>**And**<br>**Katherine Russo** | SUNTRUST<br>1001 SEMMES AVE<br>RICHMOND, VA 23224 | **131-11-0-004.00** |
| (NAME)<br>**4529 Shys Hill Road** | (NAME)<br>(ADDRESS) | |
| (ADDRESS)<br>**Nashville, TN 37215** | | |
| (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, **Daniel C. Burton, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Russo, and Katherine Russo, 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:

Being Lot No. 65 on the plan of Seven Hills, Section 1, of record in Book 2133, Page 81 & 82, and Register's Office of Davidson County, Tennessee.

Said Lot No. 65 fronts 254.8 feet on the broken southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the northwesterly line and 157.00 feet on the southeasterly line to a dead line in the rear, measuring 205.0 feet.

Being the same property conveyed to Daniel C. Burton, married by deed dated June 24, 2009 from Cheryl A. Utley, unmarried of record in Instrument No. 20090702 -0061741, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4529 Shys Hill Road, Nashville, TN 37215**
(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:T20090071342 DEEDWARR
Recvd: 10/20/09 14:15 2 pgs
Fees:13.00 Taxes:980.50
20091020-0096941

Witness my hand this **16th day of October, 2009**.

**Daniel C. Burton**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Daniel C. Burton**, married with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2009.

Commission expires: **11/7/2011**

**Sheila L. Tatum** Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011