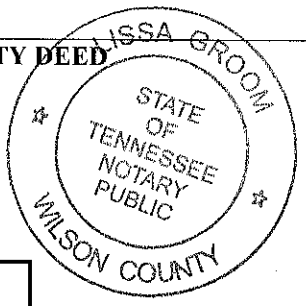
290900449

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/23/09 07:51 3 pgs
Fees:18.00 Taxes:536.50
20091023-0097919

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF OCTOBER, 2009.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Russell, Sr.	Suntrust Mortgage, INc	150-07-145.00
(NAME)	(NAME)	
412 Springtime Court	401 Commerce St. #6100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Hugh F. Evors and wife, Christy M. Evors**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Russell, Sr.**, hereinafter called the Grantee, his 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. 126 on the Plan of Section Four-A, The Country, of record in Plat Book 5200, page 138, as amended in Book 5604, page 514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Hugh F. Evors and wife, Christy M. Evors, by Warranty Deed from Stacy B. Wilson and Gina N. Wilson, both unmarried, dated April 12th, 2001 and recorded in Instrument No. 20010417-0037439, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 412 Springtime Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 15th day of October, 2009.

Hugh F. Evors

Christy M. Evors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Hugh F. Evors and wife, Christy M. Evors**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2009.

Notary Public

My commission expires:



Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

