Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067

WARRANTY DEED

MELANIE D. DuRARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-10-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bressman	new owner	116-04-0-175
(NAME)	(NAME)	
606 Wilson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Stephen T. Russell and Sundee Russell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Bressman and Lisa Bressman, tenants by the entirety, 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(s) 6 of Block "E", as shown on the map entitled W. M. Cantrell's Subdivision, of record as Plat Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 100 feet on the easterly side of Wilson Boulevard or Avenue formerly Bosley Avenue, and runs back between parallel lines 221.25 feet to an alley.

Being the same property conveyed to KENNETH L. RUSSELL and wife, ANN LAVERNE RUSSELL, by deed from MARTIN CONSTRUCTION COMPANY, of record as Book 1906, page 123, dated September 28, 1950, said Register's Office. Being further conveyed to STEPHEN T. RUSSELL and SUNDEE RUSSELL, by deed from KENNETH L. RUSSELL and wife, ANN LAVERNE RUSSELL, of record as Book 6342, page 322, dated July 20, 1984, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map entitled W. M. Cantrell's Subdivision, of record as Plat Book 332, page 85, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 606 Wilson Avenue, Nashville, TN 37205
(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 our hands this 4th day of December, 2009.

Stephen T. Russell

Sundee Russell

BILL GARRETT, Davidson County
Trans:T20090082613 DEEDWARR
Recvd: 12/07/09 12:57 2 pgs
Fees:13.00 Taxes:1154.40
20091207-0111822

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen T. Russell and Sundee Russell, the within named bargainors, 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 office, this 4th day of December 2009.

Notary Public

My Commission Expires: 3/20/13

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.