6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$46,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

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
Samuel H. Russell	**SAME**	**071-16-0-023.00**
(NAME)	(NAME)	
1308 Jones Avenue		
(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, **Robert Fletcher Lance**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel H. Russell, and Adrienne P. 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:

Being Lot No. 20 on the Plan of a Plat of Subdivision of the Joe Brown Estates of record in Plat Book 843, Page 107, and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Fletcher Lance by deed dated July 22, 2008 from Secretary of Housing and Urban Development of record in Instrument No. 20080728-0076643, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1308 Jones Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20100010170 DEEDWARR
Recvd: 02/19/10 15:05 2 pgs
Fees:13.00 Taxes:171.68
20100219-0013025

Witness my hand this **19th day of February, 2010**.

Robert Fletcher Lance

STATE OF TENNESSEE

COUNTY OF DAVIDSON .

Before me, the undersigned, of State and County aforesaid, personally appeared **Robert Fletcher Lance** 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 19th day of February, 2010.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN