BILL GARRETT, Davidson County
Trans: T20100052605 DEEDWARR
Recvd: 08/24/10 13:42 2 pgs
Fees: 13.00 Taxes: 1184.00
20100824-0067011

This instrument prepared by and **Record and Return** to:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1080**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/30/2010**, by and between **David P. Russell and Joanne M. Russell, husband and wife**, parties of the first part, and **James L. Bridges and Erin S. Bridges, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot 1 on the Plan of Mrs T.R. Parrish's Subdivision of lot No. 81, Chadwell Home Place , filed of record in Plat Book 547, Page 80, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of Gartland Ave and runs back between parallel lines with the westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to ~~James L. Bridges and wife, Erin S. Bridges by deed from~~ DPR David P. Russell and wife, Joanne M. Russell of record as Instrument No. 20070227-0024020, said Register's Office.

This conveyance is made subject to:

Parcel ID # **83-10-162**
☐ Improved OR
☐ Unimproved property located at: **1624 Gartland Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David P. Russell
David P. Russell

Joanne M. Russell by David Russell ASV in fact
Joanne M. Russell

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David P. Russell** to me known to the persons described in and who executed the foregoing instrument individually and as Attorney in Fact for JoAnne M. Russell and that as such Attorney in Fact, he executed the foregoing instrucment for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of July, 2010..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **James L. Bridges and Erin S. Bridges**

and Address: **1624 Gartland Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SunTrust Mortgage
401 Commerce Street, Ste. 6100
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$320,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of July, 2010..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.