WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062413 DEEDWARR
Recvd: 10/04/10 10:12 2 pgs
Fees:13.00 Taxes:379.25
20101004-0078978

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Carolene M Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolene M. Lewis	Carolene M. Lewis	26-7-125.00
(NAME)	(NAME)	
121 Southampton Court	1385 Long Hollow Pk.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Gallatin, TN 37066	
(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,

Michael Owen Russell and wife, Misha Taylor Russell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolene M. Lewis,

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:

See Exhibit A

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 121 Southampton Court, Goodlettsville, TN 37072
(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 23rd day of September, 2010.

Michael Owen Russell
Michael Owen Russell

Misha Taylor Russell
Misha Taylor Russell

STATE OF Tennessee
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 4-4-14

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Exhibit A

Land in Davidson County, Tennessee being Lot No. 203 on the plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Page 988, and 989, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael Owen Russell and wife, Misha Taylor Russell by Warranty Deed from Gregory F. Ford and wife, Cathy L. Payne Ford dated April 29, 1994 of record in Book 9337, Page 219, Register's Office of Davidson County, Tennessee.

Property known as: 121 Southampton Court, Goodlettsville, TN 37072
Map 26-7-125.00

State of Tennessee- County of Davidson

Personally appeared before me, the undersigned, Michael Owen Russell and wife, Misha Taylor Russell, with whom I am personally acquainted, and who acknowledged that they exeecuted the within instrument for the purposes therein contained.

Witness my hand, at the office, this 23rd day of September, 2010.

My commission expires:
4-4-14

Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.