BILL GARRETT, Davidson County
Trans:T20100070643 DEEDWARR
Recvd: 11/08/10 09:30 2 pgs
Fees:13.00 Taxes:588.30
20101108-0089258

# WARRANTY DEED

ET-10-2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Alice Newell
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Alice Newell | American Mortgage Service | |
| 1908 Brookmeadow Court (ADDRESS) | 11503 Springfield Pike (ADDRESS) | 64-16-D-59.00 CO |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Cincinnati, OH 45246 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LIESL M. RUSSERT WARBEL AND HUSBAND, JAMES L. WARBEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALICE NEWELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 173, TRUXTON PARK, SECTION TWO, as shown on plat of record in Instrument No. 20010515-0049898, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Liesl M. Russert, unmarried, and James L. Warbel, unmarried, by Warranty Deed from Brandi L. Pilkerton, now known as Brandi L. Atkins and husband, John Atkins, recorded on the 2nd day of March 2006, in Instrument No. 20060302-0024412, in the Register's Office of Davidson County, Tennessee.

The said Liesl M. Russert is now known as Liesl M. Russert Warbel, by virtue of her marriage to James L. Warbel.

This conveyance is subject to Covenants, Conditions and Restrictions recorded in Instrument Nos. 20001030-0107559, 20010522-0052910, 20020506-0055597, and 20020718-0086907; and to the Terms and Provisions of By-Laws of Truxton Park Homeowners Association, Inc., recorded in Instrument No. 20001101-0108604; and to the Charter of Truxton Park Homeowners Association, recorded at Instrument No. 20001101-0108603; and to Conveyance to Homeowners Association recorded at Instrument No. 20050311-0027267, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement for Ingress-Egress, recorded in Book 5699, Page 535; and to an Easement for Utilities, recorded in Book 4910, Page 838, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved ( X ) property, known as 1908 Brookmeadow Court, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 29th day of October, 2010.

Liesl M. Russert Warbel

James L. Warbel

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a NOtary Public in and for said County and State, Liesl M. Russert Warbel and James L. Warbel, the within named bargainor, 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 seal, this the 29th day of October, 2010.

Notary Public

My commission expires: 6/15/14

SEAL

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN