BILL GARRETT, Davidson County
Trans:T20110012308 DEEDWARR
Recvd: 03/01/11 13:49 2 pgs
Fees:13.00 Taxes:555.00
20110301-0016455

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2011.

Notary Public

My commission expires: 8/16/14

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lashonda Sao & Thoeun Sao	Same address	25-15-37.00
283 Highland Heights Drive	as new owner	
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Alan R. Russell, unmarried

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

Lashonda Sao and husband, Thoeun Sao

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 3, ROLLING MEADOWS SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 173, 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 Alan R. Russell, unmarried by Warranty Deed from Daniel Johnson and wife, Shirley J. Johnson, recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061625, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6250, Page 173, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 283 Highland Heights Drive, Goodlettsville, TN 37072.

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

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 in 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 my/our hand(s) this 7th day of February, 2011.

Alan R. Russell

STATE OF FLORIDA)
COUNTY OF Duval)

Personally appeared before me, a Notary Public of said County and State, Alan R. Russell , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2011.

Notary Public Chris Bond

My Commission Expires: 10-20-2014

Chris Bond
Notary Public, State of Florida
My Commission Expires 10/20/2014
Commission No. EE 12871