WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110025744 DEEDWARR
Recvd: 05/02/11 13:28 2 pgs
Fees:13.00 Taxes:436.60
20110502-0033409

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amer Resumovic	Wells Fargo Bank	Map 95-7
(NAME)	(NAME)	
255 Fairway Drive	P.O. Box 5708	Parcel 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Springfield OH 45501	
(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, I, **RUSSELL A. TILLMAN, SUCCESSOR TRUSTEE OF THE L. R. TILLMAN REVOCABLE LIVING TRUST DATED MAY 25, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMER RESUMOVIC AND KATHRYN RESUMOVIC, 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:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Merry Oaks of record in Plat Book 1835, pages 67 – 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lemurel Russell Tillman and wife, Leona Meusette G. Tillman by deed from Robert J. Gardner and wife, Edna L. Gardner of record in Book 2038, page 469, said Register's Office. Leona Meusette G. Tillman (a/k/a Meusette G. Tillman) died, thereby vesting title solely in Lemurel Russell Tillman as the surviving tenant by the entirety. Lemurel Russell Tillman died December 11, 2010. The L. R. Tillman Revocable Living Trust Dated May 25, 2004 is the devisee under the will of L. R. Tillman probated on February 7, 2011 of record in Docket No. 10P1888, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 67 - 68, said Register's Office; and (c) restrictive covenants of record in Book 416, page 145, Book 1846, page 109, Book 1855, page 377 and Book 1876, page 264, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 255 Fairway Drive, Nashville, Tennessee 37214
(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 my hand this 25 day of April, 2011.

Russell A. Tillman, Successor Trustee
By Fred A. Dusel III, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25 day of April, 2011, before me personally appeared Fred A. Dusel III, to me known to be the person who executed the foregoing instrument on behalf of Russell A. Tillman Successor Trustee of The L. R. Tillman Revocable Living Trust Dated May 25, 2004 and acknowledged that he executed the same as the free act and deed of Russell A. Tillman Successor Trustee of The L. R. Tillman Revocable Living Trust Dated May 25, 2004.

Witness my hand and official seal at Nashville, Tennessee this 25 day of April, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

(SEAL)