BILL GARRETT, Davidson County
Trans:T20110050848 DEEDWARR
Recvd: 08/18/11 09:58 2 pgs
Fees:13.00 Taxes:1635.40
20110818-0063862

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2011080007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $442,000.00

Sworn to and subscribed before me this 17th day of August, 2011.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Address of New Owner:
Joseph A. McCord
4304 Parkview Circle
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
131-040-195.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John B. Russell, Jr. and wife, Teresa Russell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph A. McCord and wife, Julianne D. McCord, as Tenants by the entirety** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of M.N. Young's Park View Subdivision as of record in Book 547, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John B. Russell Jr. and wife, Teresa Russell by deed from Jack L. Gillette and wife, Connie L. Gillette of record in Instrument 200204160046800, Register's Office for Davidson County, Tennessee, dated April 12, 2002.

This is improved property known as **4304 Parkview Circle, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 17th day of August, 2011.

John B. Russell, Jr.

Teresa Russell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, John B. Russell, Jr. and Teresa Russell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2011.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011