WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055945 DEEDWARR
Recvd: 09/09/11 10:21 2 pgs
Fees:13.00 Taxes:1283.90
20110909-0069991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor,
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Dwan	CBC National Bank	MAP 105-13
(NAME)	(NAME)	
1302 Ashwood Avenue	3010 Royal Blvd S Ste 230	PARCEL 24.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Alpharetta, GA 30022	
(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, RAOUL A. RUSSELL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN C. DWAN, 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 the East end of Lot No. 325 and the West 5.0 feet of Lot No. 326 on the Map of the Re-subdivision of the Belmont Land Company's Subdivision, as of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50.00 feet on the North side of Ashwood Avenue and run back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Raoul A. Russell by Warranty Deed from Kenneth E. Schriver and wife, Anne W. Roe, dated June 6, 2007, recorded June 11, 2007, of record in Instrument No. 20070611-0069220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 71, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1302 Ashwood Avenue, Nashville, TN 37212
(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 8th day of September, 2011.

Raoul A. Russell
By: J. Carlton Drumwright, Attorney in Fact

Raoul A. Russell
By: J. Carlton Drumwright, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument on behalf of Raoul A. Russell, the within named bargainor, for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2011.

Commission expires: 9-23-13

Notary Public

