WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$348,000.00**

Affiant

Subscribed and sworn to before me, this 10th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 8/20/2013
(AFFIX SEAL)

MELODY R. WILSON — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20110072289 DEEDWARR
Recvd: 11/16/11 09:30 2 pgs
Fees:13.00 Taxes:1287.60
20111116-0089371

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Hardaway III	SunTrust Mortgage, Inc.	132-09-0
(NAME)	(NAME)	(MAP)
4400 Milesdale Court	401 Commerce St., Ste. 6100	015.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeff W. Russell and wife Julianne L. Russell, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Hardaway III, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Lealand Heights, of record in Plat Book 2330, page 71, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jeff W. Russell and wife Julianne L. Russell, by deed dated October 26, 2007, from David C. Ladd and wife, Deborah D. Ladd, of record in Instrument No. 20071029-0127320, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4400 Milesdale Court, Nashville, Tennessee 37204

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/our hand(s) this 10th day of November, 2011.

Jeff W. Russell by Julianne L. Russell
as Attorney-in-Fact

Julianne L. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julianne L. Russell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of November, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Julianne L. Russell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Jeff W. Russell, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jeff W. Russell.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 10th day of November, 2011.

My Commission Expires: 9/3/2012

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN