WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-29-2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110079323 DEEDWARR
Recvd: 12/15/11 10:07 2 pgs
Fees:13.00 Taxes:259.00
20111215-0097578

ROBERTSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DARLENE EDWARDS

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Fentress	Wells Fargo Bank	Map 050-15-45
(NAME) **3307 Spears Road**	(NAME) 1E 22nd Street #600	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Lombard IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, The Estate of Robert Eldridge Russell by Keith Baker Executor and Heirs Cindy Mechelle Baker 40% , Kelley Prugar 40% and Kaitlyn Baker 20%** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Fentress and wife Sandra Fentress** hereinafter called the GRANTEE, **his/her** 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. 416 on the Plan of Section Three, Parkwood Estates, as of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Russell, Jr.and wife Barbara A. Russell by deed from Harlan Construction Company, Inc., a Tennessee Corporation of record in Book 3573, page 207, Register's Office for Davidson County, Tennessee, dated June 13, 1963. Both parties having since died, the said Barbara A. Russell having predeceased Robert E. Russell , Jr having since died on 8/5/2011 property now vest in the heirs namely Cindy Mechelle Baker 40% , Kelley Prugar 40% and Kaitlyn Baker20%

This is property known as : 3307 Spears Road , Nashville, TN 37207

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved X
This is improved

3307 Spears Road, Nashville, TN 37207
(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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this _____ day of December, 2011

Estate of Robert Eldridge Russell By:

Keith Baker

Estate of Robert Eldridge Russell By : Keith Baker
Executor

Cindy Mechelle Baker

Cindy Mechelle Baker

Kelley Prugar

Kelley Prugar

Kaitlyn Baker

Kaitlyn Baker

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Davidson

* Estate of Robert Eldridge Russell

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keith Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself/ herself to be the Executor *, the within named bargainor, and that he / she as such Executor *, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of December, 2011.

My Commission Expires: 11-29-2015

Darlene Edwards

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC — DARLENE EDWARDS — ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of December, 2011, before me personally appeared Cindy Mechelle Baker , Kelley Prugar and Kaitlyn Baker to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards

Notary Public

My Commission Expires: 11-29-2015

STATE OF TENNESSEE NOTARY PUBLIC — DARLENE EDWARDS — ROBERTSON COUNTY