This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2011.

Notary Public

My Commission Expires:

AMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

My Commission Expires September 9, 2014

Address New Owner:
Jennifer Russell
4532 Alcott Drive
Nashville, TN 37215

Send Tax Bill To:
New Owner

Map & Parcel:
130-16-0-001700

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 is hereby acknowledged, **John J. Davis and wife, Mary B. Davis,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Russell, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Echo Hills Subdivision of Lot Nos. 6 and 7 of Tyne Meade Subdivision, as of record in book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John J. Davis and Mary B. Davis by deed from John K. Harrington and wife, Chandler C. Harrington, dated December 5, 2003 of record in Instrument No. 20031215-0178961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plat of record in Book 1835, Page 76, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants recorded in Book 1727, Page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4532 Alcott Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have 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 assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2011

BILL GARRETT, Davidson County
Trans: T20120000416 DEEDWARR
Recvd: 01/03/12 15:49 2 pgs
Fees: 13.00 Taxes: 1443.00
20120103-0000533

John J. Davis

Mary B. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John J. Davis and Mary B. Davis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 30th day of December, 2011.

Notary Public

My Commission Expires: 12-28-13

