WARRANTY DEED

G-VRES-12-2510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Polk	SWBC Mortgage Corporation	
2510 Ashwood Avenue	(NAME) 5055 Maryland Way, Suite 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	104-15-039.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KRISTIN AMANDA RUSSELL, AKA KRISTIN RUSSELL, UNMARRIED AND RANDAL ALTON RUSSELL, AKA RANN RUSSELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. POLK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 70 ON THE MAP OF SUNSET PARK SUBDIVISION, OF RECORD IN BOOK 332, PAGE 132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID EASTERLY ONE-HALF OF SAID LOT NO. 70 FRONTS 50 FEET ALONG THE NORTHERLY MARGIN OF ASHWOOD AVENUE (FORMERLY WEST ASHWOOD AVENUE), AND EXTENDS BACK BETWEEN PARALLEL LINES (BETWEEN THE WESTERLY ONE-HALF OF SAID LOT NO. 70 AND LOT NO. 69) A DISTANCE OF 160.5 FEET TO THE REAR LINE, OR SOUTH LINE, OF LOT NO. 91.

BEING THE SAME PROPERTY CONVEYED TO KRISTIN RUSSELL AND HUSBAND, RANN RUSSELL BY DEED FROM K-LEA GIFFORD, OF RECORD IN INSTRUMENT NO. 20070104-0001896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 2, 2007. THE SAID KRISTIN RUSSELL ALSO BEING ONE AND THE SAME AS KRISTIN AMANDA RUSSELL. THE SAID RANN RUSSELL BEING ONE AND THE SAME AS RANDAL ALTON RUSSELL. THE SAID KRISTIN AMANDA RUSSELL AND RANDAL ALTON RUSSELL HAVING SINCE DIVORCED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN BOOK 332, PAGE 132; JOINT DRIVEWAY AGREEMENT IN BOOK 3703, PAGE 168 AND RECIPROCAL DRIVEWAY AGREEMENT OF RECORD IN BOOK 10803, PAGE 541, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 2510 Ashwood Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120026905 DEEDWARR
Recvd: 04/13/12 08:40 2 pgs
Fees:13.00 Taxes:1517.00
20120413-0031485

Witness my/our hand(s) this 11th day of April, 2012.

Kristin Amanda Russell

Randal Alton Russell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Amanda Russell and Randal Alton Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903