WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT196 & 02365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VICTORY TITLE & ESCROW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Russell	Synovus Mortgage Corp.	095-02-0A-124 CO
(NAME)	(NAME)	
124 Cottage Place	2304 Lakeshore Dr. St. 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35209	
(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, Dana Shillington, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney Russell, an unmarried man, 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 Unit No. 56 on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DANA SHILLINGTON, UNMARRIED, by deed from ANN Y. LOFFI AND HUSBAND, ROBERT M. LOFFI, of record as Instrument No. 20090310-0021720, dated March 4, 2009, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 124 Cottage Place, Nashville, TN 37214

(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 our hands this 6th day of July, 2012.

Dana Shillington
By: [signature], Attorney-in-Fact
Dana Shillington

BILL GARRETT, Davidson County
Trans:T20120050626 DEEDWARR
Recvd: 07/10/12 11:00 2 pgs
Fees:13.00 Taxes:403.30

20120710-0060474

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Dana Shillington, and acknowledged that he executed the same as the free act and deed of the said Dana Shillington.

Witness my hand and official seal at Nashville this 16th day of July, 2012

Tricia Ball
Notary Public

My Commission Expires: 9/20/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.