This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012060035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $165,000.00

BILL GARRETT, Davidson County
Trans:T20120053855 DEEDWARR
Recvd: 07/23/12 11:28 2 pgs
Fees:13.00 Taxes:610.50
20120723-0064412

Sworn to and subscribed before me this 13th day of July, 2012.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 01/07/2013

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paul W. Haley	F+M Bank	116-03-0A-061.00CO
4505 Harding Pike	50 Franklin Street	
Nashville, TN 37205	Clarksville, TN 37040	

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 are hereby acknowledged, **Teresa Russell and husband, John Russell,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul W. Haley and wife, Shelley C. Haley,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 62W of Royal Oaks Tower, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks of record in Book 4710, Page 901, as amended in Book 4798, page 813 and further amended in Instrument No. 20070124-0009971, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, and shown on the plan of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Wallace

Being the same property conveyed to Teresa Russell and husband, John Russell by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of The Cwabs, Inc., Asset-Backed Certificates, Series 2006-18 of record in Instrument 20120326-0025199, Register's Office for Davidson County, Tennessee, dated March 12, 2012.

This is improved property known as **4505 Harding Pike, #62WNashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x_ Grantee.

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

WITNESS my hand, this 13 day of July, 2012.

Teresa Russell

John Russell

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Teresa Russell and John Russell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 2012.

Notary Public

My Commission Expires:_____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015