BILL GARRETT, Davidson County
Trans:T20120059798 DEEDWARR
Recvd: 08/13/12 08:50 2 pgs
Fees:13.00 Taxes:832.50
20120813-0071934

Prepared by: And Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 105
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2012.

Notary Public
My commission expires: April 12, 2015

02-1206-47920

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Russell 4101 Murphy Rd Nashville TN 37209	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	103-08-0 093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Max Vinson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Russell and Regina Russell, husband and wife, hereinafter called the Grantees, their successors 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 the easterly 50 feet of the easterly 100 feet of the northerly 245 feet of Lot 351 on the Map of Richland Realty Co.'s West Lawn Subdivision, as of record in Book 421, Page 32, said Register's Office.

Said part of said Lot 351 fronts 50 feet on the southerly side of Minnesota Avenue, formerly Murphy Road, and runs back between parallel lines 245 feet to a dead line.

Being the same property conveyed to Max Vinson and Mary Euple Vinson, both unmarried, by deed dated 10/8/93, recorded 11/29/93, of record in Book 9164, Page 576, said Register's Office. Mary Euple Vinson died on June 20, 1997. leaving Max Vinson as her sole heir. Being further conveyed to Max Vinson by Quitclaim Deed from Barbara Vinson, dated 4/28/08, recorded 5/6/08, of record in Instrument No. 20080506-0046628, said Register's Office. Affidavit of Heirship - # 20120813-0071933

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4101 Murphy Rd, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2012.

Max Vinson

STATE OF Kentucky
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Max Vinson and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this Scottsville Ky 26th day of July, 2012.

Sandra Meador

State of Kentucky at Large

My Commission expires:

2/9/16

SANDRA G. MEADOR NOTARY PUBLIC STATE AT LARGE, KY.