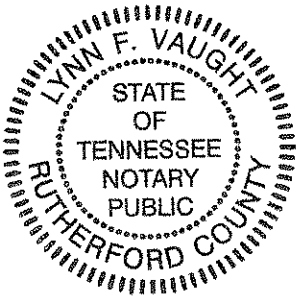
File No. 12070647

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Rickey Linn Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF AUGUST, 2012.

L. D. Kious
Notary Public

MY COMMISSION EXPIRES: 3/18/2015

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/12 15:01 3 pgs
Fees:18.00 Taxes:388.50
20120821-0075151

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Dodson and Rebecca F. Dodson	~~XXXXXX~~ Michael & Rebecca Dodson	11911008700
(NAME)	(NAME)	
8206 Victory Trail	8206 Victory Trail	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Rickey Linn Russell and Gary Lee Russell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Dodson and Rebecca F. Dodson, husband and wife**, 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:

Being Lot No. 88 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County, as follows:

Said Lot No. 88 fronts 123.4 feet on the Southerly side of Ennis Road and runs back between lines, 198 feet on the East line and 208.8 feet on the West line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Harry V. L. Russell and wife, Gertrude L. Russell, by Warranty Deed of record in Book 101, page 816, of the Register's Office for Davidson County, Tennessee. Harry V. L. Russell died testate on July 30, 2011, having been predeceased by his wife, Gertrude L. Russell. The Last Will and Testament of Harry V. L. Russell of record in Docket No. 11P1415 in the Probate Court of Davidson County, Tennessee names Rickey Linn Russell and Gary Lee Russell as equal residuary beneficiaries.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved **X** property, known as 2808 Ennis Rd., Nashville, TN 37210
(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 17th day of August, 2012.

Rickey Linn Russell

Rickey Linn Russell

Gary Lee Russell

Gary Lee Russell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rickey Linn Russell and Gary Lee Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 17th day of August, 2012.

Commission expires: 3/18/2015

Notary Public

File Number: 12070647

~~RETURN TO~~:

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

12-0567

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.