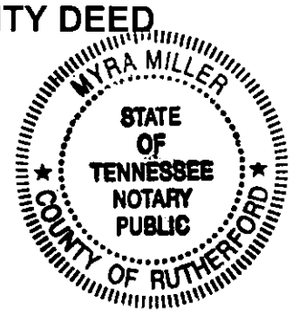
WARRANTY DEED



R-VRES-12-4221

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/23/15

(AFFIX SEAL)

~~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
Barron Jerel Russell	New Owner	
	(NAME)	
4221 Valley Grove Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		086-16-023.00
(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, I/we WENDI J. SCOTT, FKA WENDI J. GOODWIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARRON JEREL RUSSELL AND VANESSA YOUNG, HUSBAND AND WIFE, 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 LOT NO. 60 ON THE PLAN OF SECTION ONE - REVISED, VALLEY GROVE, OF RECORD IN PLAT BOOK 5200, PAGE 388, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOE D. GOODWIN AND WIFE, WENDI J. GOODWIN BY DEED FROM GLENN D. COTHRAN AND WIFE, BEVERLY A. COTHRAN OF RECORD IN INSTRUMENT NO. 20030923-0140880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 19, 2003.

BEING THE SAME PROPERTY CONVEYED TO WENDI J. GOODWIN, MARRIED BY DEED FROM JOE D. GOODWIN, MARRIED OF RECORD IN INSTRUMENT NO. 20080327-0030993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 21, 2008. THE SAID WENDI J. GOODWIN NOW BEING KNOWN AS WENDI J. SCOTT.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 388; BOOK 5815, PAGE 992; BOOK 5909, PAGE 699; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID RODNEY SCOTT JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )

This is improved (X) property, known as 4221 Valley Grove Drive, Hermitage, Tennessee 37076
(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:T20120072933 DEEDWARR
Recvd: 09/27/12 09:39 2 pgs
Fees:13.00 Taxes:447.33

20120927-0087935

Witness my/our hand(s) this 19th day of September, 2012.

Wendi J. Scott

Wendi J. Scott

Rodney Scott

Rodney Scott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendi J. Scott and Rodney Scott, 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 19th day of September, 2012.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
1225 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672