WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Lee Russell	Same address as new Owner	162160D05100 CO
(NAME)	(NAME)	
512 Erna Court		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(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, Steven Lynn James and wife, Shelley James, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Lee 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 Lot No. 5 on the Plan of Honey Brook Subdivision Section 3 of record in Plat Book 7900, Page 242, as amended in Book 7900, Pages 379 and 380, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven Lynn James, by Quitclaim Deed of record in Instrument Number 20090730-0071425, Register's Office for Davidson County, Tennessee. Steven Lynn James is now married to Shelley James. The said Shelley James hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as show in Plat Book 7900, Page 379 and 380, Register's Office for Davidson County, Tennessee. Subject to matters as shown on boundary plat as recorded in Book 7900, Page 379 and 380, Register's Office for Davidson County, Tennessee. Charter of Home Brook HOA as recorded in Book 8289, Page 200, Register's Office for Davidson County, Tennessee. Deed to Honey Brook HOA as recorded in Book 8398, Page 457, Register's Office for Davidson County, Tennessee. Easement of record in Book 9466, Page 781, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8289, Page 145; Book 8289, Page 198 and Book 8434, Page 477, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8289, Page 165. Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 512 Erna Court, Cane Ridge, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120084806 DEEDWARR
Recvd: 11/06/12 10:53 2 pgs
Fees:13.00 Taxes:676.73
20121106-0102327

Witness our hands this 29th day of October, 2012.

Steven Lynn James

Shelley James

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Lynn James and Shelley James, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of October, 2012.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public