THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1584

BILL GARRETT, Davidson County
Trans:T20120085200 DEEDWARR
Recvd: 11/07/12 11:44 2 pgs
Fees:13.00 Taxes:443.63
20121107-0102813

Property Address:
140 Academy Square, Nashville, TN 37210
93-11-A-140CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tina M. Potter**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Pamela J. Russell** UNMARRIED, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING UNIT No. 140 ON THE PLAN OF ACADEMY SQUARE, as shown by Plat Book 5200, Page 614, revising Book 5200, page 584, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Terry Allison and Minnie A. Allison, both unmarried, dated June 25, 2003, and recorded July 2, 2003, in the Register of Deeds for the County of Davidson, as Document No. 20030702-0091486.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $119,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 29th day of October, 2012.

/s/ Tina M. Potter by Barbara Potter Attorney in fact
{Seal}
Tina M. Potter

State of Tennessee

County of Davidson

On this 29th day of October, 2012, before me personally appeared Tina M Potter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tina M Potter acknowledged that such person executed the same as the free act and deed of Barbara Potter.

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

My Commission Expires July 7, 2014

Grantor's Name, Address, Phone:
Tina M. Potter

Grantee's Name, Address, Phone:
Pamela J. Russell
140 Academy Square
Nashville, TN 37210

SEND TAX STATEMENTS TO THE GRANTEE.

State of TN
County of Williamson

TheActual Consideration or value whichever is greater is $119,900.00.
Subscribed and sworn before me this the 29th October, 2012.

Affidavit

Notary Public

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015