Return to:

Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Marshall
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Vicky Gaman
Affiant

Subscribed and sworn to before me, this 21 day of December, 2012

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3/5/2013

VICKI HAY NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20130000728 DEEDWARR
Recvd: 01/03/13 13:12 2 pgs
Fees: 13.00 Taxes: 366.30

20130103-0000854

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Russell, Jr.	James Russell Jr.	135120B11700CO
(NAME)	(NAME)	(MAP)
2316 Nsshboro Blvd.	1475 Collins Hollow Road	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	Lewisburg TN 37091	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Linda C. Cummings, unmarried, and William O. Pansius, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James Russell, Jr. and wife, Pamela L. Russell, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: BEING Unit No. 117, on the Plan of a Horizontal Property Regime, Private element Plat, Nashboro Village-Fariway Point, of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Linda C. Cummings, unmarried, and William O. Pansius, unmarried, by deed from Paul E. Truitt, married, of record in Instrument No. 20090624-0058600, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2316 Nsshboro Blvd., Nashville, Tennessee 37217

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 my/our hand(s) this 20 day of December, 2012.

Linda C. Cummings

William O. Pansius

STATE OF FLORIDA
COUNTY OF Highlands

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Linda C. Cummings and William O. Pansius with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Sebring, Florida, on this the 20 day of December, 2012.

Notary Public

My Commission Expires:

Notary Public State of Florida
Peggy H Starr
My Commission EE083923
Expires 04/13/2015