WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,362.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **January, 2013.** Notary Public MY COMMISSION EXPIRES: 2/17/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130008930 DEEDWARR
Recvd: 02/01/13 09:40 2 pgs
Fees:13.00 Taxes:545.24
20130201-0010603

JESSICA M. WARREN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Russell	Mortgage Research Center, LLC	17605006700
(NAME)	(NAME)	
5016 Sunshine Drive	2101 Chapel Plaza Court Suite 107	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MO, 65203	
(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, I/WE, **Troy J. Gaillard and wife, Michelle D. Gaillard,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James B. Russell, a single man,** hereinafter called the Grantee, his 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. 29 on the Plan of Hickory Woods, Section B, as of record in Plat Book 6900, page 512, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy J. Gaillard and wife, Michelle D. Gaillard, by Warranty Deed from Austin L. Groves and wife, Twinkles D. Grove, dated October 31, 2001 of record in Instrument No. 20011102-0119982, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5016 Sunshine Drive, Antioch, TN 37013

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 **30th** day of **January, 2013**.

Troy J. Gaillard

Michelle D. Gaillard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Troy J. Gaillard and wife, Michelle D. Gaillard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **January, 2013.**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
12-10-16