Record o

RETURN TO:
Realty Title & Escrow Co., Inc.
211 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED	STATE OF TENNESSEE/TN COUNTY OF ~~Davidson~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **March, 2013** Notary Public MY COMMISSION EXPIRES: April 12, 2015 (AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Martin	New owner	086140B025.00
(NAME)	(NAME)	
2905 Chapelwood Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Vernon Russell**, a widower hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William E. Martin**, 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. 155 on the plan of Fleetwood Subdivision, Phase I, as shown by plat of record in Plat Book 6900, page 248 and 249, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vernon Russell and Patsy Russell, husband and wife by deed from Jerry D. Hunt and Daniel J. Hunt, Devisees pursuant to the Last Will and Testament of Lela H. Pinson, deceased, dated July 11, 2008 of record in Instrument No. 20080718-0073863, Register's Office of Davidson County, Tennessee. Patsy Russell having since died on February 12, 2012 leaving Vernon Russell her sole surviving heir.

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.

unimproved ☐
This is improved ☒ property, known as 2905 Chapelwood Dr, Hermitage, TN 37076

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, has 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:T20130025170 DEEDWARR
Recvd: 03/28/13 10:10 2 pgs
Fees:13.00 Taxes:569.80
20130328-0030491

Witness our hands this **22nd** day of **March, 2013**

Vernon Russell

Vernon Russell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Vernon Russell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **March, 2013**

Tabatha Edwards

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY