BILL GARRETT, Davidson County
Trans: T20130029533 DEEDWARR
Recvd: 04/11/13 09:59 2 pgs
Fees: 13.00 Taxes: 462.50

20130411-0035843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Rachel Bellamy

Affiant

Subscribed and sworn to before me, this 27th day of March, 2013.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
VERNON W RUSSELL	CASH NEW OWNER	01807010000
202 BRYAN HOUSE DRIVE		
GOODLETTSVILLE, TN 37072		

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 ACKNOWLEDGE, WE,

SUSAN LEE SMITH, TRUSTEE UNDER THE IRREVOABLE TRUST AGREEMENT OF RUTH R SMITH DATED FEBRUARY 2, 2012

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VERNON W RUSSELL, Unmarried

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:

BEING Lot No. 36 on the Plan of Charleston Square Subdivision, Section 1 as of record in Book 4860, Page 37 and 38, said Register's Office more fully described as follows:

Said Lot No. 36 fronts 114.8o feet on the westerly side of Bryan House Drive and extends back 200.5 feet on the northwesterly line and 143.5 feet on the southeasterly line to a line in the rear, on which it measures 112.0 feet.

BEING THE SAME PROPERTY CONVEYED TO SUSAN LEE SMITH, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF RUTH R SMITH DATED FEBRUARY 2, 2012 BY QUITCLAIM DEED FROM 02/02/12 AND RECORDED ON 03/26/12 IN INSTRUMENT NO. 20120326-0025683, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 202 BRYAN HOUSE DRIVE, GOODLETTSVILLE, TN 37072.

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 in 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 27th day of March, 2013.

Susan Lee Smith
SUSAN LEE SMITH, TRUSTEE

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared SUSAN LEE SMITH whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of THE IRREVOABLE TRUST AGREEMENT OF RUTH R SMITH DATED FEBRUARY 2, 2012 and that he is authorized by THE IRREVOABLE TRUST AGREEMENT OF RUTH R SMITH DATED FEBRUARY 2, 2012 to execute this instrument on its behalf by his/her/their self as such TRUSTEE

Witness my hand, at office, this 27th day of March, 2013.

Notary Public

My Commission Expires: 12/31/2014

SAMIRA BROWN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2014
COMMISSION # 7050641