WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Carrie J. Russell-Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie Y. Russell-Bryant	Mortgage Investors Group	163020C04200CO
(NAME)	(NAME)	
1382 Rural Hill, 187	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130065981 DEEDWARR
Recvd: 08/01/13 15:19 2 pgs
Fees:13.00 Taxes:351.50

20130801-0080398

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 considerations, the receipt of which is hereby acknowledged, we, **James Russell and wife Stella Russell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carrie Y. Russell-Bryant and John L. Bryant, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 42, Unit 187, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit B to, and established by, the Master Deed of record in Instrument 200604040038533 and amended in Instruments 200604190045063 and 200611150141803, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to James Russell and wife, Stella Russell by Deed from Elizabeth G. Bakare, unmarried, dated 03/17/2010 and filed for record on 03/19/2010 in Instrument 201003190020879, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Instrument 200604040038533, said Register's Office.
Said Master deed was amended of record in Instrument 200604190045063, Instrument 200611150141803, said Register's Office.
All matters including but not limited to an Easement of record in Book 9340, Page 316, Book 9392, Page 520, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200409100109391, said Register's Office.
Storm water Detention Agreement of record in Instrument 200504140041609, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200505090052192, Instrument 200505090052194, Instrument 200505090052195, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1382 Rural Hill Road, 187, Antioch, TN 37013-2098

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 July, 2013.

James Russell

Stella Russell

State of Tennessee
County of Wilson

Personally appeared before me James Russell and Stella Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122