THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1432

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas A. Russell Julie A. Russell 511 Timmons Street Nashville, TN 37211	Churchill Mortgage 761 Old Hickory Blvd #100 Brentwood TN 37027	119-13-142.00

BILL GARRETT, Davidson County
Trans:T20130066706 DEEDWARR
Recvd: 08/05/13 09:41 2 pgs
Fees:13.00 Taxes:499.50
20130805-0081372

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
KASEY KELCHNER
My Commission Expires 01-24-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael McClanahan and wife, Leslie J. McClanahan, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Thomas A. Russell and Julie Russell, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of College Heights, as of record in Plat Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael McClanahan and wife, Leslie J. McClanahan by Quitclaim Deed from Carolyn S. George, unmarried, dated March 18, 2004, recorded March 29, 2004, of record in Instrument No. 20040329-0035059, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Michael McClanahan and wife, Leslie J. McClanahan by Quitclaim Deed dated June 5, 2001, recorded June 6, 2001, of record in Instrument No. 20010606-0059105, said Register's Office, and further being the same property conveyed to Michael McClanahan and wife, Leslie J. McClanahan and Carolyn S. George, single, as joint tenants with rights of survivorship by Warranty Deed dated August 31, 1996, recorded September 4, 1996, of record in Book 10178, page 432, said Register's Office.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Improved property located at: **511 Timmons Street, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the

same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **July, 2013.**

GRANTOR(S)

Michael McClanahan

Leslie J. McClanahan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael McClanahan and Leslie J. McClanahan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **25th** day of **July, 2013.**

Notary Public

My Commission Expires:

6-1-2015

