BILL GARRETT, Davidson County
Trans:T20130083557 DEEDWARR
Recvd: 09/27/13 08:22 3 pgs
Fees:18.00 Taxes:366.30
20130927-0101451

THIS INSTRUMENT WAS PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET
LEWISBURG, TN 37091

Return to:
Marshall County Title & Es
118 Second Avenue South
Lewisburg, TN 37091

FOR IDENTIFICATION ONLY:
MAP 135-12 GROUP B PARCEL 117.00
OFFICE OF DAVIDSON COUNTY, TENNESSEE ASSESSOR OF PROPERTY
Property Address: 2316 Nashboro Blvd., Nashville, Tennessee 37217

WARRANTY DEED FROM: JAMES L. RUSSELL, JR. AND WIFE, PAMELA L. RUSSELL

TO: **JAMES L. RUSSELL, III**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **JAMES L. RUSSELL, JR. AND WIFE, PAMELA L. RUSSELL**, have this day bargained and sold and do hereby sell, transfer and convey unto **JAMES L. RUSSELL, III**, his heirs and assigns in fee simple, all our right, title, interest and estate in fee simple forever, the following described realty located Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: BEING Unit No. 117, on the Plan of a Horizontal Property Regime, Private element Plat, Nashboro Village-Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James L. Russell, Jr. and wife, Pamela L. Russell, by deed from Linda C. Cummings, unmarried, and William O. Pansius, unmarried, dated December 20, 2012, of record in Instrument #20130103-0000854, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities, which may affect the property.

2. All matters shown on the plan of Horizontal Property Regime, Private Element Plat, Nashboro Village Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee.

3. Subject to conveyance of common are of record in Instrument No. 2001010-0100360, Register's Office of Davidson County, Tennessee.

4. Subject to the Charter of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 518, Register's Office of Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, and as amended and supplemented in Instrument No. 20000316-0027171; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; Instrument No. 20091105-0102438; and Instrument No. 20110923-0073937, Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions, and Restrictions of record in Book 4827, Page 14, Register's Office of Davidson County, Tennessee.

6. Subject to By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, Register's Office of Davidson County, Tennessee.

7. Subject to all matters on Boundary Plat of record in Instrument No. 20020710-0083054, Register's Office of Davidson County, Tennessee.

8. Subject to Storm Water Detention Agreement of record in Instrument No. 0020815-0098780, Register's Office of Davidson County, Tennessee.

9. Subject to all matters on plat of record in Plat Book 11700, Pages 49 and 50, Register's Office of Davidson County, Tennessee.

10. Subject to Memorandum of Lease of record Book 10690, Page 327, Register's Office of Davidson County, Tennessee.

11. Subject to an Easement for Sewer of record in Book 8870, Page 887, Register's Office of Davidson County, Tennessee.

12. Subject to an Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4460, Page 156; Book 4460, Page 158; Book 6200, Page 341; Instrument No. 20020710-0083054 and in Instrument No. 20020815-098780, Register's Office of Davidson County, Tennessee.

13. Subject to Judgment of Declaration of taking for J. Percy Priest Dam of record in Book 4660, Page 156, Register's Office of Davidson County, Tennessee.

14. Subject to a public Right-of-way Dedication as shown by instrument of record in Book 4460, Page 149, Register's Office of Davidson County, Tennessee.

15. Subject to an Easement for cable television as shown by Instrument of record in Instrument No. 20001012-0101575, Register's Office of Davidson County, Tennessee.

16. Subject to agreements as contained in "License to the Use Fitness Center & Swimming Pools" as shown by instrument of record in Instrument No. 20020507-0056329, Register's Office Davidson County, Tennessee. Subject to lien for special assessments as contained in the restrictions and Subject to rights of others in and to the common areas and elements.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will forever warrant and defend the title thereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 17th day of September, 2013.

JAMES L. RUSSELL, JR.

PAMELA L. RUSSELL

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **JAMES L. RUSSELL, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2013.

NOTARY PUBLIC My Commission expires 1-31-2016

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **PAMELA L. RUSSELL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2013.

Vicki Hay

NOTARY PUBLIC My Commission expires 1-31-2017

VICKIE HAY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $99,000.

James L. Russell III

Sworn to and subscribed before me this 17th day of September, 2013.

Vicki Hay

NOTARY PUBLIC My Commission expires 1.31.2017

VICKIE HAY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

NAME AND ADDRESS OF OWNERS AND PERSONS RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
James L. Russell, III
2316 Nashboro Blvd.
Nashville, TN 37217