THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/30/13 16:11 3 pgs
Fees:18.00 Taxes:414.40
20130930-0102564

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kent Russell 909 Havencrest Drive Hermitage, Tennessee 37076	Platinum Mortgage, Inc. 103 Spenryn Drive Madison, AL 35758	74-4-42

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL J. ANTANAITIS and wife, DIANA L. ANTANAITIS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KENT RUSSELL**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 on the Plat of the Re-Subdivision of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Antanaitis et ux, Diana L. Antanaitis, as tenants by the entirety by Warranty Deed from Harold E. Cole, et ux, Betty S. Cole recorded on December 5, 1980 of record in Book 5686, page 711, Register's Office for Davidson County, Tennessee.

This is improved property known as **909 Havencrest Drive, Hermitage, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **27th** day of **September, 2013**:

Michael J. Antanaitis
Michael J. Antanaitis

Diana L. Antanaitis
Diana L. Antanaitis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL J. ANTANAITIS and DIANA L. ANTANAITIS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of September, 2013:

Notary Public

My Commission Expires: 6.3.14

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $112,000.00.

Micah A. Phillips
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of September, 2013:

Notary Public

My Commission Expires: 10.3.14

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16