PREPARED BY (AND RETURN TO):

BILL GARRETT, Davidson County
Trans:T20130085523 DEEDWARR
Recvd: 10/03/13 10:16 2 pgs
Fees:13.00 Taxes:388.13
20131003-0103886

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

W & I Ref:(DM) Title No: 52898
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Kingsbury Russell 3945 Keeley Drive Nashville, Tennessee 37013	Finworth Mortgage LLC, an Insbank Company 2106 Crestmoor Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 14814003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$104,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alanna E. Hilbink, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Kingsbury Russell and Donald Russell, husband and wife as tentants by the entirety,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 23 fronts 83.0 feet on the westerly margin of Keeley Drive and extends back 230.95 feet on the northerly line and 238.2 feet on the southerly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Alanna E. Hilbink by Warranty Deed from Mickey Hanlon Hancock, unmarried, dated March 30, 2012, recorded April 2, 2012 in Instrument No. 20120402-0027362, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Pages 62 and 63, said Register's Office, which Plan shows a 10foot minimum building setback line from Keeley Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2/5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot; Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6327, Page 426, said Register's Office.

This is improved property, known as: 3945 Keeley Drive, Nashville, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2013.

Alanna E. Hilbink

State of TENNESSEE

County of Davidson

On this 30th day of September, 2013 , before me the undersigned authority, personally appeared Alanna E. Hilbink, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Sworn and subscribed before me this the 30th day of September, 2013

My Commission Expires: RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

Notary Public