BILL GARRETT, Davidson County
Trans:T20130095558 DEEDWARR
Recvd: 11/08/13 10:10 2 pgs
Fees:13.00 Taxes:897.25

20131108-0115985

~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133568

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Brothers III 922 Neuhoff Lane Nashville, TN 37205	New Owner	129110050.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand Five Hundred and 00/100 Dollars ($242,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ELLEN M. SMITH, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **RUSSELL BROTHERS III AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot #181 on the plan of Warner Park Valley, Section I, of record in Plat Book 3600, Pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ellen M. Smith, unmarried, by Warranty Deed from Sandra J. Dunaway and James Michael Voss, both unmarried, dated 3/10/2006, recorded 3/13/2006, of record in Instrument# 20060313-0028670, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 922 Neuhoff Lane, Nashville, TN, 37205.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and paid by the Grantee herein.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of October, 2013.

Ellen M. Smith

ELLEN M. SMITH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Ellen M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of October, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014