BILL GARRETT, Davidson County
Trans: T20140009839 DEEDWARR
Recvd: 02/11/14 12:10 2 pgs
Fees: 13.00 Taxes: 1848.15

20140211-0012038

WARRANTY DEED

SAMUEL P. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$499,500.00**

Earlyne Smith Allison
Affiant

Subscribed and sworn to before me, this 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earlyne Smith Allison	Regions Bank d/b/a Regions Mortgage	104-11-0
(NAME)	(NAME)	(MAP)
2704 Acklen Avenue	2050 Parkway Office Circle	014.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas C. Fussell and Caprice M. Fussell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Earlyne Smith Allison and Murphree Shaw Flippen Jr., Tenants in Common,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Rich Re-Subdivision of Lots No. 17-18-19-33-34 & 35 and Original Lots No. 20 to 32 inclusive and 36 to 46 inclusive, in Marshall & Stokes Subdivision of record in Plat Book 547, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas C. Fussell and Caprice M. Fussell, husband and wife, by Warranty Deed from Richard J. Sanders of record at Instrument No. 20050419-0043651, Register's Office for Davidson County, Tennessee, dated April 14, 2005 and recorded on April 19, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2704 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 17th day of January, 2014.

Thomas C. Fussell

Caprice M. Fussell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas C. Fussell; Caprice M. Fussell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 17th day of January, 2014.

Notary Public

My Commission Expires: 1/9/2016