Fil 25751-8

BILL GARRETT, Davidson County
Trans:T20140018281 DEEDWARR
Recvd: 03/19/14 08:55 2 pgs
Fees:13.00 Taxes:1535.50
20140319-0022551

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Notary Public

My commission expires: November 15, 2015

(AFFIX SEAL)

DIANA AUBIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
COLT RE, LLC	The Lampo Group, Inc.	**Map 104-11-0 Parcel 332-00**
2402 Blair Blvd.	1749 Mallory Lane	
Nashville, TN 37212	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy Gray Russell and spouse, Mary K. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COLT RE, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 156 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to W. G. Sessions and wife, Lena Mai Sessions, by Deed from P. L. Woodward and wife, Frances Woodward, of record in Book 658, Page 467, Register's Office for Davidson County, Tennessee. The said W. G. Sessions has since died. Lena Mai Sessions died subsequent to W. G. Sessions and devised the subject property to Sara Matilda Sessions Russell, for life, and, at the death of Sara Matilda Sessions Russell, to Timothy Gray Russell, by will of record in Will Book 65, Page 65, Probate Clerk's Office for Davidson County, Tennessee. Sara Matilda Sessions Russell has since died, vesting the property in Timothy Gray Russell. The said property was further conveyed to Timothy Gray Russell and spouse, Mary K. Russell by Quitclaim Deed from Timothy Gray Russell and Wilkins and Ivey Attorneys, a Partnership, Trustee, of record in Book 8964, Page 901, said Register's Office.

THIS instrument is being executed on behalf of Timothy Gray Russell and Mary K. Russell, pursuant to a Power of Attorney executed by same on the 11th day of March, 2014, of record in Instrument No. 20140319-0022550 Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

THE Plan of record in Book 421, Page 7, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as **2402 Blair Blvd., Nashville, TN 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 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 **14th** day of **March, 2014.**

Timothy Gray Russell by Diana G. Aubin, Attorney-in-Fact

Timothy Gray Russell

Mary K. Russell by Diana G. Aubin, Attorney-in-Fact

Mary K. Russell

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

On this 14th day of March, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Diana G. Aubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Timothy Gray Russell and Mary K. Russell, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Timothy Gray Russell and Mary K. Russell, for the purpose therein contained, by signing the name of Timothy Gray Russell and Mary K. Russell, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2014.**

Notary Public

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires: