 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $213,000.00. Mary Katherine M. Garrett Affiant Subscribed and sworn to before me, this 14th day of May, 2014. Michelle W. Locke Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140033875 DEEDWARR
Recvd: 05/15/14 10:09 2 pgs
Fees:13.00 Taxes:788.10
20140515-0041698

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Gray Russell and Mary K. Russell	**New Owner**	**Map\Parcel: 142130C06600CO**
8703 Sawyer Brown Road	**15811 North Barkers Landing Rd. Houston, TX 77079**	
Nashville, TN 37221		

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

Sherry L. Arnold, a married woman, as to a one-half (1/2) undivided interest, and Ronald L. Franks, a married man, as to a one-half (1/2) undivided interest

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

Timothy Gray Russell and Mary K. Russell, husband and wife

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 Unit No. 8703, together with the carport designated No. 8703-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1, Condominium Apartments, recorded in Plat Book 9700, page 482, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 481, to which reference is hereby made.

Being the same property conveyed to Sherry L. Arnold, a one-half (1/2) undivided interest and Ronald L. Franks, a one-half (1/2) undivided interest by deed from Sherry L. Arnold and Ronald L. Franks, as Successor Co-Trustees of The Mildred L. Franks Revocable Living Trust and as Successor Co-Trustees of The Hobart L. Franks Revocable Living Trust of record in Instrument No. 20111102-0085279 Register's Office for Davidson County, Tennessee, dated 10/24/2011 and recorded on 11/2/2011.

Subject property is not the principal of Sherry L. Arnold or Ronald L. Franks.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8703 Sawyer Brown Road Nashville, TN 37221.

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 our hands this 14th day of May, 2014.

Sherry L. Arnold

Ronald L. Franks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sherry L. Arnold and Ronald L. Franks, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2014.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **5014058**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027