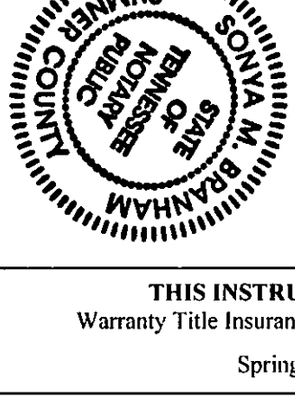
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Storch	SAME	151100A17800CO
(NAME)	(NAME)	
1737 Londonview Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141051

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tabitha A. Knight Russell**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas C. Storch, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 147 on the Plan of Phase Two, Villages of Long Hunter, PUD, of record in Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Tabitha A. Knight by Warranty Deed from David L. Pugh and wife, Nicole Pugh, dated October 30, 2007 and filed of record in Instrument 20071101-0128842, Register's Office for Davidson County, Tennessee. The said Tabitha A. Knight is now known as Tabitha Russell. Tabitha A. Knight and Tabitha Russell being one and the same person.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument No. 20010531-0056382, Instrument 20031111-0164945 and Instrument 20041022-0127537, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1737 Londonview Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140051949 DEEDWARR
Recvd: 07/18/14 11:10 2 pgs
Fees:13.00 Taxes:462.50
20140718-0063920

Witness my hand this 17th day of July, 2014.

Tabitha A. Knight Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tabitha A. Knight Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tabitha A. Knight Russell executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2014.

Commission expires: 9-21-15

Notary Public

