This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014060026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $129,000.00

BILL GARRETT, Davidson County
Trans:T20140057906 DEEDWARR
Recvd: 08/07/14 13:06 2 pgs
Fees:13.00 Taxes:477.30
20140807-0071254

Sworn to and subscribed before me this 29th day of July, 2014.

Affiant

Notary Public

Tiliana Lowhorn Notary Public State of Tennessee Davidson County

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James V. Russell 1150 N Graycroft Avenue Madison, TN 37115	New Owner	03316024500

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer D. Jeffcoat and husband, Thomas Hunley,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James V. Russell, a single person,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88-B on the Plan of Zone Lot Division Lots 72, 73, 87, & 88 Section 1, Primrose Meadows of record in Plat Book 5800, Page 311, 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 Jennifer D. Jeffcoat by deed from Charles S. Sanger, Successor Trustee of record in Book 7994, page 972, Register's Office for Davidson County, Tennessee, dated November 20, 1989 and recorded on November 30, 1989. Jennifer D. Jeffcoat is now married and her husband, Thomas Hunley, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

This is improved property known as **1150 N Graycroft Avenue, Madison, TN 37115.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4th day of August, 2014.

Jennifer D. Jeffcoat

Thomas Hundley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jennifer D Jeffcoat and husband, Thomas Hundley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2014.

Notary Public

(SEAL)

