WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $160,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 8 day of September, 2014

Notary Public
My Commission expires: 10-7-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Russell	New owner	105-09-0-333.00
1803 Hillside Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John W. Wise**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Russell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly part of Lot No. 25, on the map of Waverly Land Company's plan of lots as shown by plat of record in Book 57, page 95, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 25 begins at a point at the northeast intersection of 10th Avenue South and Wade Avenue; thence in a northerly direction along the East margin of 10th Avenue South 12 feet to a point, said point also being the southwesterly corner of the property conveyed to Harold Grant Sublett and wife, Elma M. Sublett, by Deed recorded in Book 1971, page 30; thence in an eastwardly direction along the south margin of the said Sublett property 200 feet to the westerly margin of Hillside Avenue; said point also being the beginning of a curve to the right having a radius of 14 feet, a distance of 22.06 feet to a point in the northerly margin of Wade Avenue; thence in a westerly direction along the northerly margin of Wade Avenue, 182.88 feet to the point of beginning.

Being the same property conveyed to John W. Wise, by deed from Melba L. Wise, on July 29, 2012, of record in Instrument Number 20120827-0076785, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 95, Register's Office Davidson County, Tennessee.

This is improved property known as: **1803 Hillside Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 8, 2014.

John W. Wise
John W. Wise

BILL GARRETT, Davidson County
Trans:T20140067453 DEEDWARR
Recvd: 09/10/14 13:16 2 pgs
Fees:13.00 Taxes:592.00
20140910-0082940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John W. Wise** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY