BILL GARRETT, Davidson County
Trans: T20150015758 DEEDWARR
Recvd: 03/04/15 08:46 2 pgs
Fees: 13.00 Taxes: 359.27
20150304-0018713

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,100.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Feb., 2015.

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/21/15

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
NIEL MCDONALD & BRANDY ADKINS	New Owner	044-09-0/014.00
(NAME) 227 RAYON DRIVE	(NAME)	
(ADDRESS) OLD HICKORY, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MARGARET C. RUSSO AND CASPER J. RUSSO, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL MCDONALD AND BRANDY ADKINS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 251 ON THE PLAN OF MAP OF RAYON CITY, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 843, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD N. RUSSO, BY WARRANTY DEED FROM LESLIE E. HAMMOCK AND LORETTA L. HAMMOCK, HUSBAND AND WIFE, DATED AUGUST 31, 2011, OF RECORD IN INSTRUMENT NO. 20110908-0069549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RICHARD N. RUSSO DIED ON NOVEMBER 8, 2014, LEAVING HIS PARENTS, MARGARET C. RUSSO AND CASPER J. RUSSO THE GRANTORS HEREIN, AS THE SOLE HEIRS TO THE PROPERTY, PURSUANT TO THE ORDER FOR INTESTATE ADMINISTRATION FILED IN THE CHANCERY PROBATE COURT FOR SUMNER COUNTY, TENNESSEE (PROBATE DIVISION), DOCKET NUMBER 2014PR-486.

This conveyance is made subject to an easement for gas lines and gas meters as of record in Book 10145, page 661, Register's Office for Davidson County, Tennessee. This conveyance includes all of the Grantor's rights, title, and interest in an to an easement for existence of addition to structure of record in Book 10622, page 265, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Restrictions as recorded in Book 950, page 412, Register's Office for Davidson County, Tennessee.**
2. **Subject to building restriction lines, easements, rights of way, notes, terms,**

conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

3. **Agreement for Easements as recorded in Book 10145, page 661, Register's Office for Davidson County, Tennessee.**
4. **Easement for Addition to Structure as recorded in Book 10622, page 265, Register's Office for Davidson County, Tennessee.**

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 227 RAYON DRIVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27th day of Feb., 2015.

Margaret C. Russo by Donald J. Russo AIF
MARGARET C. RUSSO
BY: DONALD RUSSO, ATTORNEY IN FACT

Casper J. Russo by Donald J. Russo AIF
CASPER J. RUSSO
BY: DONALD RUSSO, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DONALD RUSSO AS ATTORNEY IN FACT FOR MARGARET C. RUSSO AND CASPER J. RUSSO, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of February, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY