BILL GARRETT, Davidson County
Trans:T20150023127 DEEDWARR
Recvd: 03/30/15 14:50 2 pgs
Fees:13.00 Taxes:499.61
20150330-0027315

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,029.00.

Carrie Metcalf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2015.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Marilyn C. Newman
Notary Public
MY COMMISSION EXPIRES: 8-24-17
File No. G15-1277D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carrie Metcalf, an unmarried woman (NAME)	JPMorgan Chase Bank, N.A. (NAME)	19-13-34
114 Myers Avenue (STREET ADDRESS)	1111 Polaris Parkway, Floor 4J (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbus, OH 43240 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Delmas Wayne Russell and Susan Ross Russell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie Metcalf, an unmarried woman**, 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:

TRACT I:
Land located in Davidson County, Tennessee, being Lot No. 9 and west 30 feet of Lot No. 10 on the Map of Subdivision of the W. B. Myers' Home Place as of record in Book 547, Page 41, Register's Office for said County.

Said Lot 9 and the west part of Lot 10 adjoin and front together 80 feet on the northerly side of Myers Avenue, and run back between parallel lines 131-1/2 feet to an alley.

TRACT II:
Land located in Davidson County, Tennessee, beginning at the southwest corner of Lot No. 9 on the Map of the Subdivision of W. B. Myers' Home Place, as of record in Book 547, Page 41, Register's Office for Davidson County, Tennessee, running thence westerly along the north margin of Myers Avenue 10 feet (fronting 10 feet on said Myers Avenue) and running back northerly between parallel lines 131-1/2 feet to an alley, said 10 foot strip of land adjoining the westerly margin of Lot No. 9.

BEING the same property conveyed to Delmas Wayne Russell and wife, Susan Ross Russell from Dorch H. Cole and husband, Thomas S. Cole, Sr., by Deed dated November 12, 2001, as Instrument No. 20011119-0126456, in the Register's Office for Davidson County, Tennessee.

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

1. 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 547, page 41, 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 114 Myers Avenue, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 my/our hand(s) this 26th day of March, 2015.

Delmas Wayne Russell

Delmas Wayne Russell

March 26, 2015
Date

Susan Ross Russell

Susan Ross Russell

March 26, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Delmas Wayne Russell and Susan Ross Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of March, 2015.

My Commission Expires: 3/22/18

Notary Public

MICHAEL T MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122