BILL GARRETT, Davidson County
Trans:T20150051118 DEEDWARR
Recvd: 06/25/15 13:30 2 pgs
Fees:13.00 Taxes:547.17
20150625-0061288

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,885.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2015.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 4, 2017

Notary Public
My commission expires:

06-1504-76011

Address of New Owner:	Send Tax Bills to:	Tax Information
Derreon C. McElwee 621-623 Belguim Drive Hermitage TN 37076	Wells Fargo Bank 3210 Lake Emma Road Ste. 2000 Lake Mary, FL 32746	075-12-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jackson J. Russell, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Derreon C. McElwee, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 240, on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackson J. Russell, an unmarried person by deed from Evelyn W. Bevers, unmarried, dated February 27, 2003, recorded February 28, 2003, of record in Instrument No. 20030228-0026764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 621-623 Belguim Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 10th day of June, 2015.

Jackson J. Russell

Jackson J. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackson J. Russell and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10 day of June, 2015.

Notary Public
Davidson

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.