WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063800 DEEDWARR
Recvd: 08/03/15 15:48 2 pgs
Fees: 13.00 Taxes: 906.13
20150803-0076718

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 30th~~ day of July, 2015

Notary Public

MY COMMISSION EXPIRES: ~~April 24, 2018~~ 3-16-18 (AFFIX SEAL)

NOTARY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah E. Kirkland	New Owner	146-08-0-034.00
(NAME)	(NAME)	
4805 Merrill Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth R. Russell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Kirkland, 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:

Being Lot No. 54 on the Plan of Elysian Meadows Addition, Section II, of record in Book 2663, Page 101, Register's Office for Davidson County, as follows:

Said Lot No. 54 fronts 80 feet on the southerly side of Merrill Lane and extends back 215.6 feet on the easterly line and 212.3 feet on the westerly line to a dead line measuring 65 feet thereon.

The said Donald G. Russell having died 7-30-2005, thereby vesting title as Ruth R. Russell, as surviving tenant by the entirety.

Being the same property conveyed to Donald G. Russell and wife, Ruth R. Russell from Ralph H. Maxson, III and wife, Helen W. Maxson by Warranty Deed dated August 12, 1964 and recorded August 17, 1964 in Book 3802, Page 309, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 4805 Merrill Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 30th day of July, 2015.

Ruth R. Russell

Ruth R. Russell

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be of Ruth R. Russell, and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as

WITNESS my hand and seal this 30th day of July, 2015.

Notary Public Danny Lee Smith
My Commission Expires: April 24, 2018

File No.: 14100

