RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150076837 DEEDWARR
Recvd: 09/09/15 14:57 2 pgs
Fees:13.00 Taxes:943.50
20150909-0091723

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2015.

Notary Public

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan R. Russell **Meghan E. Russell**	**Legacy Home Loans**	**06116012000**
4108 Murray Pl	**4025 Hillsboro Road, Ste. 601**	
Nashville, TN 37216	**Nashville, TN 37215**	

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 HEREBY ACKNOWLEDGE, WE,

Estate of Rebecca T. Gaines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan R. Russell and Meghan E. Russell, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of Lot No. 21 and the southwesterly part of Lot No. 17, Block "E" on the Map of Greenland Estates of record in Book 974, page 13, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Murray Place, 4 feet westerly from the common lines of Lots Nos. 20 and 21; thence northerly parallel with the line between lots 20 and 21, 175 feet to a point; thence westerly 76.1 feet to a point in the easterly line of Kennedy and Graves' Subdivision of Monte Vista, said point being 25.25 feet north of the common corner of Lots Nos. 17 and 21; thence with the line of said Subdivision of Monte Vista, and the westerly line of Lot 21, south 42° east 176.55 feet to the northerly margin of Murray Place; thence with the margin of the same easterly 54 feet to the beginning.

Being the same property conveyed to Alton A. Gaines and wife, Rebecca T. Gaines, by deed from Walter Young and wife, Bre G. Young, dated 06/05/1950 and recorded on 06/081950 in Book 1850, page 350, Register's Office for Davidson County, Tennessee.

The said Alton A. Gaines died on December 30, 1973 per Certificate of Death signed January 14, 1977, State of Tennessee Office of Vital Records. The said Rebecca T. Gaines died on November 14, 2014 per Certificate of Death signed November 20, 2014, State of Tennessee Office of Vital Records and pursuant to her Last Will and Testament as admitted to probate under order entered December 11, 2014, Docket

Number 14P-1947, Probate Court for Davidson County, Tennessee, subject property having been devised to her son David Gaines.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4108 Murray Pl, Nashville, TN 37216.

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 in 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 hand(s) this 1st day of September, 2015.

Estate of Rebecca T. Gaines

David Gaines, Executor

David Gaines, Executor

David Gaines, Heir

David Gaines, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **David Gaines as Executor and as Heir to the Estate of Rebecca T. Gaines**, the within named Grantor(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, at office, this 1st day of September, 2015.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

