WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150077292 DEEDWARR
Recvd: 09/11/15 08:39 2 pgs
Fees: 13.00 Taxes: 435.31

20150911-0092221

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taek Son Russell	CITIBANK, N.A.	163-04-OA-334.00
(NAME)	(NAME)	
3001 Hamilton Church Road, 334	1000 TECHNOLOGY DRIVE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	O'FALLON, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita Kiwanis Cunningham f/k/a Rita Kiwanis Jones**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Taek Son Russell, unmarried** , hereinafter called the GRANTEE(S), his heirs and/or 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 Unit 334, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No.: 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita Kiwanis Jones, an unmarried woman by Warranty Deed from R. J. York Homes, LLC, dated 05/31/2006, recorded 06/05/2006 of record in Instrument No. 20060605-0065593, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20040212-0016945, By-Laws of record in Instrument No. 20040212-0016946; Amendment of record in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731, Instrument No. 20060206-0014793, Grant of Anchor Easement of record in Book 10319, Page 987, Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3001 Hamilton Church Road, 334, Antioch, TN 37013

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 9th day of September, 2015.

Rita Kiwanis Cunningham f/k/a Rita Kiwanis Jones

Rita Kiwanis Cunningham f/k/a Rita Kiwanis Jones

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Kiwanis Cunningham f/k/a Rita Kiwanis Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of September, 2015.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

