Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September 2015.

Notary Public
My commission expires: _____

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Davidson County	DEEDWARR
Recvd: 09/15/15 14:58	3 pgs
Fees:18.00 Taxes:869.50	
20150915-0093634	

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric Russell	Wells Fargo Bank, N.A.	081080262.00
1821 5th Avenue North	2701 Wells Fargo Way	
Nashville TN 37208	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer Rowan, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Eric Russell, a single person hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 480 on the Plan of North Nashville Real Estate Company of record in Book 21 Page 105 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Burnham and Jennifer Burham nka Jennifer Rowan by deed from Peter J. Mroz of record in Instrument No. 20050415-0042059 Register's Office for Davidson County, Tennessee. Kyle Burnham having conveyed his interest to Jennifer Burnham by deed of record in Instrument No. 20100416-0028920 Register's Office for Davidson County, Tennessee and also conveyed to Jennifer Rowan fka Jennfer Burham by deed of record in Instrument No. 20141223-0117459 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of North Nashville Real Estate Company of record in Book 21 Page 105, Register's Office for Davidson County, Tennessee

This property is improved property known as 1821 5th Avenue North, Nashville, Tennessee 37208

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11th day of September, 2015.

Jennifer Rowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood Tennessee, this 11th day of September, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09007

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE