BILL GARRETT, Davidson County
Trans:T20150080642 DEEDWARR
Recvd: 09/22/15 12:48 2 pgs
Fees:13.00 Taxes:462.50
20150922-0096275

**Record & Return To:**
**Watauga Title of Rutherford Co., LLC**
**230 Glenis Dr., Suite 304**
**Murfreesboro, TN 37129**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Anthony Russo
Affiant

Subscribed and sworn to before me, this 18th day of September, 2015.

Stacie A Thomas
Notary Public

My commission expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Anthony Russo**<br>**Stacy Russo** | First Community Mortgage, Inc.<br>275 Robert Rose Drive<br>Murfreesboro, TN 37129 | **136150B01000CO** |
| **3401 Anderson Rd #10** | | |
| **Antioch, TN 37013** | | |

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,

**Joselyn O Threalkill, unmarried**

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

**Anthony Russo and Stacy Russo, 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:

Being Lot No. 10 on the Plan of a Horizontal Property Regime (Private Element), Phase I, Smith Springs Townhomes, Revision 2 of record in Instrument No. 20010629-006893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jocelyn O Threalkill, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes dated 11/22/00 and recorded on 11/30/00 in Instrument No. 20001130-0117693, said Register's Office for said county.

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 3401 Anderson Rd #10, Antioch, TN 37013.

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 18th day of September, 2015.

Joselyn O Threalkill

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Joselyn O Threalkill, 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 18th day of September, 2015.

Notary Public

My Commission Expires: 2.11.16

