WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081174 DEEDWARR
Recvd: 09/24/15 08:36 2 pgs
Fees:13.00 Taxes:595.70
20150924-0096898

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dane Alan Kinser	Eastman Credit Union	095 10 0 029.00
(NAME)	(NAME)	
1119 Graybar Lane	2021 Meadowview Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Kingsport, TN 37660-7468	
(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, we, **Brandon Russell and Wife, Tammy Russell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dane Alan Kinser and Lauren Carrico Kinser, Husband and Wife**, hereinafter called the GRANTEE(S), their 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 shown as Tract Number 6 on a copy of a survey made by Cantrell, Connell, and Morrison, Engineers, dated January, 1958, described as follows:

Beginning at a point on the Northeasterly margin of Sanborn Drive, said point being the Northwesterly corner of Lot Number 191 on the plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, said Register's Office; thence North 37 degrees 57 minutes East 305 feet more or less to the center of Sims Branch 103 feet more or less to a point; thence South 37 degrees 57 minutes West 275.2 feet more or less to a point Southeasterly 100 feet to the point of beginning.

Being the same property conveyed to Brandon Russell and wife, Tammy Russell by Quit Claim Deed from Brandon Russell, dated 7/23/2003, recorded 8/12/2003 of record in Instrument No. 20030812-0114935, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Brandon Russell by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated 7/7/2003, recorded 7/18/2003 of record in Instrument No. 20030718-0101118, in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 4308, Page 588, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions of record.

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 2100 Sanborn Drive, Nashville, TN 37210
(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), their 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), their 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 our hands this 21st day of September, 2015.

Brandon Russell

Tammy Russell

State of Tennessee
County of Wilson

Personally appeared before me Brandon Russell and Tammy Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2015.

Notary Public

My Commission Expires: 1/5/16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY