BILL GARRETT, Davidson County
Trans:T20150092419 DEEDWARR
Recvd: 10/30/15 08:59 3 pgs
Fees:18.00 Taxes:869.50
20151030-0110388

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th day of October, 2015**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company** hereinafter called Grantors, and ~~Douglas Russo~~ Douglas M. Russo, unmarried, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee,** to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: Instrument Numbers 20011011-0110937, 20030904-0128576, 20111206-134230, 20011026-0117176, Book 4129, Page 903 and Declarations, Covenants, Conditions and Restrictions of record at Instrument No. 20016927-0104591, **all in said Register's Office, and except for 2016 Davidson County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Shelby Holdings, LLC

BY:_____

Ewell D. Miller as Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory.

WITNESS my hand and notarial seal at office this **27th day of October, 2015**.

My commission expires:

MY COMMISSION EXPIRES
AUGUST 11, 2018

Notary Public

JESSICA MOTTA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **235,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **27th day of October, 2015**.

My Commission Expires: 10/18/16

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner's Name and Mailing Address:
Douglas Russo
1533 Beaus Way
Madison, TN 37115

Property Address:
1533 Beaus Way
Nashville, ~~TN 38117~~ 37115
Madison

Person responsible for the payment of taxes:
~~Douglas Russo~~ Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

Prepared by: Marc Diaz
and CloseTRAK, LLC
Return to: 8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

Lot No. 15, on the Plan of Walton Oaks Subdivision, Section 2, of record at Instrument No. 20030904-0128576, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Substitute Trustee's Deed of record at Instrument No. 20150521-0046970, all in said Register's Office.

Parcel Number: 051-15-0C-015.00