THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105559**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Ashley Ross Affiant Subscribed and sworn to before me, this 29th day of October, 2015. Mandy Terry Notary Public My Commission Expires: 3-10-19

MANDY TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Carole Delozier 1476 CLAIRMONT PL Nashville TN 37215-1610	Send Tax Bills To: ~~New Owner~~ Farmington Mtg a division of Capstar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117-12-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth W. Russell and Susan Garner Russell, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Carole J. Delozier, an unmarried** woman ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Galecrest No. 2 as of record in Book 843, Page 30, Register's Office for said County, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 29, 1937, as follows:

Beginning at the Southwest intersection of Clairmont Avenue and Woodmont Avenue, being the Northeast corner of Lot No. 1; thence Westwardly with the Southerly margin of Woodmont Avenue, 109 feet to the Northeast corner of the land conveyed to Charles L. Rathburn and wife, by deed from M. G. Horkins, Trustee, of record in Book 1031, Page 94, said Register's Office; thence with Rathburn's Easterly line, Southwestwardly 119 feet 6 inches to a point 5 feet East of the line between Lots No. 1 and 2, being Rathburn's Southeast corner; thence Southeastwardly 131 feet to a point on the Westerly margin of Clairmont Avenue; thence with the margin of the same, Northeastwardly 162 feet to the beginning.

Being the same property conveyed to John R. Hooton and wife, Bonnie R. Hooton by deed from Bruce J. Stewart and wife, Lauretta M. Stewart appearing as Instrument No. 200004130037321, said Register's Office.

Together with an easement for a fence contained in an instrument appearing as Instrument No. 200003140025954, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Russell and wife, Susan Garner Russell by Warranty Deed from John R. Hooton, III and wife, Bonnie T. Hooton, recorded on the 1st day of May, 2001 in Instrument No. 20010501-0043834, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County DEEDWARR
Recvd: 10/30/15 16:04 3 pgs
Fees:18.00 Taxes:2183.00
20151030-0110855

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALECREST NO. 2, as recorded in Plat Book 843, Page(s) 30.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Fence, recorded in Instrument No. 200003140025954.

This is improved property located at 1476 CLAIRMONT PL Nashville TN 37215-1610

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2015.

KENNETH W. RUSSELL BY SUSAN JAMES HIS ATTORNEY IN FACT
Kenneth W. Russell by Susan James, his Attorney-in-Fact

SUSAN GARNER RUSSELL BY SUSAN JAMES, HER ATTORNEY IN FACT
Susan Garner Russell by Susan James, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan James, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Kenneth W. Russell and Susan Garner Russell, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY