BILL GARRETT, Davidson County
Trans:T20150105635 DEEDWARR
Recvd: 12/15/15 09:30 2 pgs
Fees:13.00 Taxes:921.30
20151215-0125817

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Subscribed and sworn to before me, this ~~11th~~ 14th day of December, 2015.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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:
Hiawatha L. Brooks, Jr.	**New Owner**	**043040A02300CO**
743 River Landing Way	**P.O. Box 53**	
Old Hickory, TN 37138	**Goodlettsville, TN 37072**	

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,

Murray, Russell & Associates Builders, LLC

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

Hiawatha L. Brooks, Jr., unmarried

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:

Land in Davidson County, Tennessee, being all of Lot 23 on the Final Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument No. 200607280091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

Being the same property conveyed to Murray, Russell & Associates Builders, LLC from River Landing Development, LLC, by Quitclaim Deed dated June 12, 2015 and of record in Instrument No. 20150619-0058852, Register's Office for Davidson County, Tennessee.

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 743 River Landing Way, Old Hickory, TN 37138.

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 11th day of December, 2015.

Murray, Russell & Associates Builders, LLC

By: Robert L. Russell
Its: President

By: Kathryn E. Russell
Its: Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Robert E. Russell and Kathryn E. Russell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is President and Secretary/Treasurer of Murray, Russell & Associates Builders, LLC and that he is authorized by Murray, Russell & Associates Builders, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: 4/26/16

LELAND L. COLEMAN, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
SUMNER COUNTY