STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2016.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-3567D

BILL GARRETT, Davidson County
Trans: T20160005325 DEEDWARR
Recvd: 01/20/16 14:02 2 pgs
Fees: 13.00 Taxes: 573.13
20160120-0005855

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Billy J. Russ, married (NAME)	Farmington Mortgage, (NAME)	74-8-199 & 74-4-26
7052 Bonnavent Drive (STREET ADDRESS)	a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Amanda Burklin, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy J. Russ and Heather Howell, 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. 1044 on the plan of HERMITAGE HILLS, SECTION 10, as of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
And
Being a Reserved parcel of land bounded on the east By Lot No. 961 as shown on the Plan of Hermitage Hills, Section 8 of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee; bounded on the South by Lot No. 781 as shown on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600, page 50, Register's Office of Davidson County, Tennessee; bounded on the West by Lot No 1044 as shown on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee; and bounded on the North by Lot No. 128, as shown on the Plan of Hermitage Hills, Section 12 of record in Plat Book 4675, page 125, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Amanda Burklin, a married person from Michael Burklin, a married person, by Quit Claim Deed dated April 19, 2014, as Instrument No. 20141001-0090587, in the Register's Office for Davidson County, Tennessee.

And further conveyed to Michael Burklin, all of my right, title, and interest, as tenants in common from Lorettta Lynn Vaughn, by Quit Claim Deed dated April 1, 2010, as Instrument # 20100604-0043672, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3765, page 134, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7052 Bonnavent Drive, Hermitage, TN 37076.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of January, 2016.

Michael Burklin — January 15, 2016 Date

Amanda Burklin — January 15, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael Burklin and Amanda Burklin, the bargainor(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 and official seal, this 15th day of January, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066