Davidson County DEEDWARR
Recvd: 02/26/16 14:07 3 pgs
Fees:18.00 Taxes:847.30
20160226-0018536

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of February, 2016, by and between Brandon Lee Russell, and BreAnna Nicole Russell, a married couple, party of the first part, and Tressa B. Bilbo and Timothy J. Bilbo, wife and husband , party of the second part.

WITNESS: That for and in consideration of Two Hundred Twenty Nine Thousand and no/100 Dollars ($229,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Honey brook Subdivision Section 3, of record in Plat Book 7900, Page 242, as amended in Book 7900, Page 379 and 380, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Brandon Lee Russell, an unmarried man, by virtue of that certain Warranty Deed dated October 29, 2012, at Instrument No. 20121106-0102327 in the amount of $182,900.00 in the Register's Office of Davidson County, Tennessee. BreAnna Nicole Russell, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

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 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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 assigns, against the lawful claims of all persons whomsoever.

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

WITNESS the signature of the party of the first part the day and year first above written.

Brandon Lee Russell 2016 02-25

BreAnna Nicole Russell

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brandon Lee Russell and BreAnna Nicole Russell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of February, 2016.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-1018

Property Owner & Address: Timothy Bilbo and Tressa Bilbo

Tax Parcel No 162160D05100CO

Property Address: 512 Erna Ct
Antioch, TN 37013

MAIL TAX
BILLS TO: new owner

STATE OF
COUNTY OF

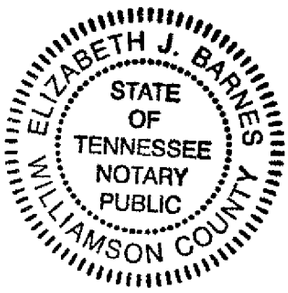
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $229,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Beth Lasch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of February, 2016.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 1-26-19



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

