THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY March, 2016 Notary Public MY COMMISSION EXPIRES: 6/3/16 (AFFIX SEAL)

My Commission Expires MAY 3, 2016
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. KAYLA E. LODGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Russell	Legacy Home Loans, LLC	
301 Ashlawn Court	4025 Hillsboro Rd., Ste 601	131-06-0G-301.00-CO
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Jessica Norfleet, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin M. Russell, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 301 of Burton Hills, Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 978 and amended in Book 6900, Page 304, and as further set forth in Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jessica Norfleet by Warranty deed from Jenny L. Lockwald, unmarried of record in Book 11658, page 912, Register's Office for Davidson County, Tennessee, dated September 10,1999 and recorded on September 13,1999. Also see Final Decree recorded on July 21, 2005 in Instrument No. 20050721-0085142, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Ashlawn Court, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20160021060 DEEDWARR
Recvd: 03/15/16 10:27 2 pgs
Fees:13.00 Taxes:962.00
20160315-0024389

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. 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 hand this the ~~29th~~ 11th day of ~~February~~ March, 2016.

Jessica Norfleet

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 **Jessica Norfleet** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ~~29th~~ 11th day of ~~February~~ March, 2016.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066