THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1268

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Russell 235 Macfie Madison, TN 37115	NEW OWNER	33-16-208.00

BILL GARRETT, Davidson County
Trans:T20160025114 DEEDWARR
Recvd: 03/29/16 10:21 2 pgs
Fees:13.00 Taxes:344.10
20160329-0029383

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2016.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8/18/18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Linda F. Waller and Victor D. Waller, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lindsay Russell, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 172-A, on the Plan of Zone Lot Division, Phase One, Cedar Bluff Subdivision, of record in Book 6250, page 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sherry L. Hunter, a single person by Quitclaim Deed from Sherry Lee Bebout, dated June 13, 2012, recorded June 21, 2012, of record in Instrument No. 20120621-0054604, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Linda F. Waller and Victor D. Waller, wife and husband by Warranty Deed from Sherry L. Hunter, a single person, dated April 2, 2014, recorded April 7, 2014, of record in Instrument No. 20140407-0028792, said Register's Office.

This is improved property located at: **235 Macfie, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **March, 2016.**

GRANTOR(S)

Victor D. Waller

Victor D. Waller

Linda F. Waller

Linda F. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Victor Waller and Linda Waller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **9th** day of **March, 2016.**

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019