RETURN TO
GREATER NASHVILLE
TITLE & CLOSING C
200 MADISON STRE
MADISON, TN 37115

# WARRANTY DEED

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

P-BR-16-2312-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Conrad Hotchkiss and Christine Hotchkiss** | Caliber Home Loans, Inc. | |
| (NAME) | (NAME) | |
| **2312 Franco Rd** | 3701 Regent Blvd., Ste 180 | **043-14-0B-027.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | Irving, TX 75063 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOREN J. RUSSELL, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONRAD HOTCHKISS AND CHRISTINE HOTCHKISS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat of Lanier Park, Phase One of record in Plat at Instrument No. 20021022-0129511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loren J. Russell, II, a married person by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130912-0096145 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 12, 2013.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20021022-0129511;
- Covenants, Conditions and Restrictions of record in Instrument No. 20020619-0074290, as amended in Instrument No. 20070813-0096820;
- HOA Charter of record in Instrument No. 20060615-0071684;
- HOA By-Laws of record in Instrument No. 20060615-0071685;
- Easement for Storm Water Detention Agreement of record in Instrument No. 20020307-0028887, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2312 Franco Rd , Madison, Tennessee 37115**.

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, 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160027140 DEEDWARR
Recvd: 04/04/16 15:04 2 pgs
Fees:13.00 Taxes:610.50
20160404-0031949

Witness my/our hand(s) this the 31st DAY OF MARCH, 2016.

Loren J. Russell, II

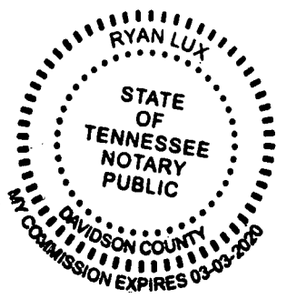
Chelsea R. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOREN J. RUSSELL, II, and CHELSEA R. RUSSELL the within named bargainor, 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 the 31st of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
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Nashville, TN 37212