(2)

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8256 RUSSELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Walter Benjamin Russell and Lou Ann Russell	Walter Benjamin Russell and Lou Ann Russell	131030Q00200CO
4214 Farrar Avenue	P.O.Box 150133	
Nashville, TN 37215	Nashville TN 37215	*OLD PARCEL:131-06-0-004.0*

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 HEREBY ACKNOWLEDGE, WE, **STEPHAN WALKER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER BENJAMIN RUSSELL AND WIFE, LOU ANN RUSSELL** 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:

Land in Davidson County, Tennessee, being Unit B, CASTLEMAN DRIVE CONDOMINIUMS, as shown in Exhibit C of Master Deed of record in Instrument No. 20150728-0074177, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephan Walker, unmarried by Warranty Deed from Mary Letitia Fisher, recorded on the 7th day of November, 2007 in Instrument No. 20071107-0131173, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 38, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CASTLEMAN DRIVE SUBDIVISIONof record in Instrument No. 20150728-0074177; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Affidavit Acceptance and Ratifation as recorded in Instrument # 20160303-0020528

f. Amendment to Master Deed as recorded in Intrument # 20160314-0023946

This is improved property known as 4214 Farrar Avenue, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160045651 DEEDWARR
Recvd: 05/31/16 13:57 2 pgs
Fees:13.00 Taxes:832.50
20160531-0054527

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of May, 2016.

Stephan Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEPHAN WALKER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020