Davidson County DEEDWARR
Recvd: 07/12/16 16:05 2 pgs
Fees:13.00 Taxes:573.87
20160712-0071478

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kyle L. Marion	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage	182 06 0A 022.00
(NAME)	(NAME)	
7855 Rainey Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand One Hundred And No/100 Dollars ($155,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Judy J. Russell, an unmarried woman and Ryan J. Lombardi, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle L. Marion, an unmarried man**, 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:

Being all of Lot No. 22, Old Hickory Hills, Section One, according to plat and survey of same appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan J. Lombardi, married and Judy R. Russell by Warranty Deed from Mary E. Phrachak f/k/a Mary E. Hopper, and husband, Sithidet Phrachak dated November 13, 2009 and recorded November 23, 2009 as Instrument No. 200911230107349, in said Register's Office for Davidson County, Tennessee.

Hanna Russell, spouse of Ryan J. Lombardi, joins in the execution of this instrument for the purpose of conveying any marital interest that she may have if any.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 7855 Rainey Drive, Antioch, TN 37013

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, has 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 our hands this 11th day of July, 2016.

Judy J Russell by Hanna Russell as her attorney in fact

Judy J. Russell
by Hanna Russell, as her attorney-in-fact

Ryan J. Lombardi

Hanna Russell

STATE OF Tennessee

County OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Ryan J. Lombardi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and Hanna Russell acknowledged that she executed the foregoing instrument on behalf of Judy J. Russell, as her Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Judy J. Russell, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of July, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shelly M Smith

Commission Expires 4-24-2018

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