WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066650 DEEDWARR
Recvd: 08/03/16 09:10 2 pgs
Fees:13.00 Taxes:758.50
20160803-0079981

P-FSBO-16-960-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Lori Lynn Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-2020

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)
Lori Lynn Russell	**Renasant Bank**	
(NAME)	(NAME)	**142-5-D-71.00CO**
960 Todd Preis Drive	**2001 Park Place North, Suite 650**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Birmingham, AL 35203**	
(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, **AVIS R. HENDON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORI LYNN RUSSELL, UNMARRIED,** 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 Unit No. H-401, together with the Carport designated No. H-401-C, River Plantation, Phase One, Section Four, of record in Plat Book 4860, Pages 16-19, and as established by Master Deed of record in Book 4892, Page 440, Amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Irvan Hardeman Hendon and wife, Avis R. Hendon by Warranty Deed from Jimmie M. Archer (formerly Jimmie M. Bruce) and husband, James O. Archer, recorded February 9, 1987 in Book 7131, Page 517, Register's Office for Davidson County, Tennessee. The said Irvan Hardeman Hendon having since died on October 11, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Pages 16-19 and Boundary Plat in Book 4675, Page 127;
- Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, and Instrument Nos. 20050128-0010626 and 20050602-0062760;
- By-Laws of record in Book 4892, Page 456;
- HOA Charter of record in Instrument No. 20050415-0054394;
- TVA Line Easements of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605;
- Easement for Fuel Line of record in Book 7776, Page 934;
- Easement for Utilities of record in Book 3770, Page 6;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **960 Todd Preis Drive, Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 29th DAY OF JULY, 2016.

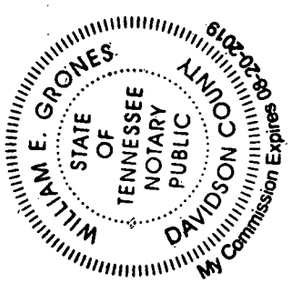
Avis R. Hendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVIS R. HENDON, 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 29th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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