BILL GARRETT, Davidson County
Trans:T20160070392 DEEDWARR
Recvd: 08/15/16 09:09 2 pgs
Fees:13.00 Taxes:703.00
20160815-0084540

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Rachel Odom
Affiant

Subscribed and sworn to before me, this the 11th day of August, 2016.

Sondra Reece
Notary Public

My commission expires: 3/3/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Alan Moreno and Kate Moreno	Send Tax Bills To: First National Bank of Middle Tennessee	Map-Parcel Numbers: **075-07-0-026.00**
4416 Andrew Jackson Parkway	1608 Williams Drive Suite 301	
Nashville, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JIM RUSSELL AND WIFE, LOIS RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan O. Moreno Gutierrez and Kate O. Moreno, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Lot(s) 93, as shown on the map entitled Tulip Grove, Section Two, of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JIM RUSSELL AND WIFE, LOIS RUSSELL, by deed from PATRICIA ANN GROSSMAN AND THEODORA M. WYCHULES, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20021113-0140474, dated November 5, 2002, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4416 Andrew Jackson Pkwy, Nashville, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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.

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. E16-5183

Witness my/our hand(s) this 11th day of July, 2016.

JIM RUSSELL

LOIS RUSSELL

State of Tennessee
County of Davidson

On this day of July, 2016, before me personally appeared, JIM RUSSELL AND WIFE, LOIS RUSSELL, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

