Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans: T20160079238 DEEDWARR Recvd: 09/09/16 12:31 2 pgs Fees: 13.00 Taxes: 388.50 20160909-0095122	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 16, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

16-0344

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0344

PEDRO URIOSTEGUI-RIVERA
Commission # 2051879
Notary Public - California
Marin County
My Comm. Expires Dec 14, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S Russell	**Origin Bank**	**83-03-0-338**
(NAME) **1408 Campbell Circle**	(NAME) **1800 Hudson Lane, Suite 2A**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Monroe, LA 71201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Frances Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William S Russell, a married 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:

Land in Davidson County, Tennessee, being Lot No. 4-A, on the Plan of Campbell Acres Resubdivision of Lots 4-8, of record in Plat Book 5800, page 279, amended in Book 6199, page 445 and Book 6250, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances Williams, by Warranty Deed from Joel D. Parks and wife, Robin L. Parks, filed for record on November 30, 2006 at Instrument Number 20061130-0147966, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1408 Campbell Circle, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 9th day of **August, 2016.**

Frances Williams

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frances Williams**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the _____ day of **August, 2016.**

NOTARY PUBLIC

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached; and not the truthfulness, accuracy, or validity of that document.

State of California County of MARIN }ss.
On AUG. 9, 2016 before me, PEDRO URIOSTEGUI, Notary Public, personally appeared FRANCES WILLIAMS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

PEDRO URIOSTEGUI-RIVERA
Commission # 2051879
Notary Public - California
Marin County
My Comm. Expires Dec 14, 2017