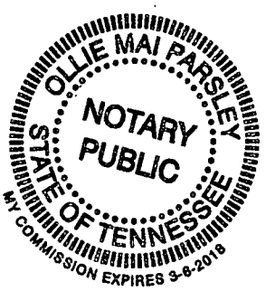
BK 29



STATE OF TENNESSEE 20279
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Dustyn Rothenberger	BBMC Mortgage a division of Bridgeview Bank Group
(Name)	(Name)
2307 Selma Avenue	100 W. 22nd Street, #101
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	Lombard, IL 60148
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08415002100

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 ACKNOWLEDGED, I/WE, Michael D. Russell, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustyn Rothenberger, a single 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 Lot No. 83 on the Plan of Section II, Castlewood Estates, as of record in Plat Book 2331, page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael D. Russell and wife Melanie M. Russell by deed from Brian C. Crabtree and wife, Debra J. Crabtree, dated July 20, 2001, filed of record in Instrument No. 20010725-0078763, Register's Office for Davidson County, Tennessee. The said Melanie M. Russell having died on June 4, 2003, with title now vested in Michael D. Russell as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2307 Selma Avenue, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 18th day of October, 2016.

Seller

Michael D. Russell

BILL GARRETT, Davidson County
Trans:T20160092772 DEEDWARR
Recvd: 10/20/16 13:08 2 pgs
Fees:13.00 Taxes:1036.00
20161020-0111011

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Michael D. Russell, the bargainor(s), 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 at Nashville, Tennessee, this 18th day of October, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

