GSRM Box 44

(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096050 DEEDWARR
Recvd: 10/31/16 13:13 2 pgs
Fees: 13.00 Taxes: 1295.00
20161031-0114844

Y-KW-2016-5904-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

**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) |
|---|---|---|
| **Thomas B. Russell** | F & M Bank | |
| (NAME) | (NAME) | **172-05B-162.00CO** |
| **5904 Westheimer Drive** | 50 Franklin Street | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027-2204** | Clarksville, TN 37040 | |
| (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, **ROBERT D. BRECKENRIDGE AND WIFE, RACHEL BRECKENRIDGE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS B. RUSSELL, SINGLE MAN,** 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 Lot No. 48 on the Plan of Final Plat for Sterling Oaks, Phase III, a Planned Unit Development, of record in Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Breckenridge and wife, Rachel Brewster now known as Rachel Breckenridge by Warranty Deed from James Frank Austin, unmarried, of record in Instrument No. 20100203-0008440, Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 03, 2010.

This conveyance is subject to:

- All matters shown on the Plan of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10951, Page 587 and Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 10951, Page 540, and Instrument No. 20001214-0123041, as to Phase III, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas of record in Instrument No. 20050510-0052774 and Instrument No. 20110421-0030897, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 7121, Page 177, Book 7121, Page 185, Book 7250, Page 761 and Book 7573, Page 231, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Instrument Number No. 20010824-0091876, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20130419-0039232, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easement of record in Book 7121, page 181, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5904 Westheimer Drive, Brentwood, Tennessee 37027-2204**.

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 28th DAY OF OCTOBER, 2016.

Robert D. Breckenridge

Rachel Breckenridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. BRECKENRIDGE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL BRECKENRIDGE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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