THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109747** BILL GARRETT, Davidson County Trans:T20160099333 DEEDWARR Recvd: 11/09/16 14:46 2 pgs Fees:13.00 Taxes:2368.00 20161109-0118734	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kristin Russell 2812 McNairy Lane Nashville, TN 37204-3020	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118100D00100C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Micah A. Lacher and David Dorris, as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kristin Russell, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 2814 MCNAIRY LANE, as shown on Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20150928-0098226, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Micah A. Lacher and David Dorris, as tenants in common by Warranty Deed from Cromwell Properties, LLC, recorded on the 28th day of September, 2012 in Instrument No. 20120928-0088541, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEFIELD ESTATES, SECTION 2, as recorded in Plat Book 843, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150928-0098226.

This is improved property located at 2812 McNairy Lane Nashville TN 37204-3020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2016.

Micah A. Lacher

David Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher and David Dorris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019