LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	State of Tennessee County of Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00. Michael Nance SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Nov., 2016. Lori Buie Notary Public MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael B Nance and Marcia A Nance	NEW OWNERS	042 07 0A 159.00
(NAME) 552 Heritage Ln, Madison TN 37115	(NAME)	
(ADDRESS) XXXXX	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160100871 DEEDWARR
Recvd: 11/15/16 14:24 2 pgs
Fees: 13.00 Taxes: 499.50
20161115-0120476

WARRANTY DEED

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, **JAMES L RUSSELL**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL B NANCE AND MARCIA A NANCE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 411, ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JAMES L. RUSSELL BY DEED FROM VIRGINIA D. SULLIVAN, DATED JULY 28, 2006, WITH A CONVEYANCE AMOUNT OF $105,000.00, OF RECORD IN INSTRUMENT NUMBER 20060803-0095172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 552 HERITAGE LN, MADISON TN 37115 AND DESGNATED AS MAP/PARCEL # 042 07 0A 159.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 8th day of November, 2016.

JAMES L RUSSELL

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES L RUSSELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, (City) Tennessee, on November 8, 2016.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/05/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY