Davidson County	DEEDWARR
Recvd: 12/05/16 15:05	3 pgs
Fees:18.00 Taxes:1290.38	
20161205-0127492	

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $348,750.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2016. Notary Public My commission expires: DEC 2 7 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leon Channel **LaTanya Channel**	**NAVY FEDERAL CREDIT UNION**	**043040A03300CO**
904 Weststar Court	P.O. Box 3326	
Old Hickory, TN 37138	Merrifield, VA 22119	

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 ACKNOWLEDGE, WE,

Murray, Russell, & Associates, Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leon Channel and LaTanya Channel

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 all of Lot 33 on the Final Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument No. 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed from River Landing Development, LLC to Murray, Russell, & Associates, Builders, LLC, by Quitclaim Deed dated March 8, 2016 of record in Instrument No. 20160311-0023321, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 904 Weststar Court, Old Hickory, TN 37138.

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 in 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.

Witness my/our hand(s) this 2nd day of December, 2016.

Murray, Russell, & Associates, Builders, LLC

Robert L. Russell President

BY: Robert L. Russell, President

Kathryn E. Russell Secretary/Treasurer

BY: Kathryn E. Russell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Robert L. Russell** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is President of Murray, Russell, & Associates, Builders, LLC and that he is authorized by Murray, Russell, & Associates, Builders, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of December, 2016.

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Notary Public

My Commission Expires: 12/28/19

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kathryn E. Russell** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Secretary/Treasurer of Murray, Russell, & Associates, Builders, LLC and that she is authorized by Murray, Russell, & Associates, Builders, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of December, 2016.

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Notary Public

My Commission Expires: 12/28/19

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY