Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

File No. 5895

BILL GARRETT, Davidson County
Trans:T20170026409 DEEDWARR
Recvd: 03/29/17 11:40 3 pgs
Fees:18.00 Taxes:2060.90
20170329-0030509

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $557,000.00.

Affiant

Subscribed and sworn to before me as of the 28 day of March, 2017.

Notary Public

My Commission Expires: 10-3-2020

KRISTEN JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Lynne M. Russell 21 Redbud Dr Nashville, TN 37215	New Owner	131-01-0B-141.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Thomas G. Annastas, Sr, an unmarried man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Lynne M. Russell, Unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Redbud, a Planned Residential Development of record in Plat Book 4675, Page 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, 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 Thomas G. Annastas, an unmarried man by Warranty Deed from Sheryl S. Powell, Joint Successor Trustee, Cynthia S. Evans, Joint Successor Trustee, Angela S. Hall, Joint Successor Trustee and Julianna Smith, Joint Successor Trustee of the Rebecca H. Smith Revocable Living Trust Agreement, dated November 18, 2005, of record in Instrument No. 20160617-0061428, Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 17, 2016.

Being also known as: 21 Redbud Dr., Nashville, Tennessee 37215

Thomas G. Annastas, and Thomas G. Annastas Sr are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

SEE EXHIBIT A, EXCEPTIONS ATTACHED HERETO.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 28th day of March, 2017.

Thomas G. Annastas, Sr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Thomas G. Annastas, Sr** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2017.

Cecilia Kendall
Notary Public

My Commission Exp. 4/9/19

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A
EXCEPTIONS

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 4845, Page 935 and Instrument No. 20160218-0015563, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Homeowner's Association Charter of record in Book 4852, Page 607, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area to HOA of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

The taxes for 2017 have been prorated at closing and are assumed by Grantee.