BILL GARRETT, Davidson County
Trans:T20170037473 DEEDWARR
Recvd: 05/03/17 13:39 2 pgs
Fees:13.00 Taxes:2627.00
20170503-0043718

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My commission expires: 6/19/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael L. Russell and Alice M. Russell	**New Owner**	**103-12-0-091.00**
255 Lauderdale Rd		
Nashville, TN 37205		

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 considerations, the receipt of which is hereby acknowledged, I,

Michael A. Snowden and wife, Alicia K. Morgans

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael L. Russell and Alice M. Russell, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 29 of Block 1, on the Plan of Cherokee Park, Second Section of record in Plat Book 547, Page (s) 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an easement for ingress and egress for driveway purposes as contained in easement of record as Instrument No. 20051012-0123026, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael A. Snowden and wife, Alicia K. Morgans by Warranty Deed from Karen D. Roach, unmarried, of record as Instrument No. 20120620-0054027 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 255 Lauderdale Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 547, Page(s) 175 and 176, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of April, 2017.

Michael A. Snowden by Alicia K. Morgans Attorney in Fact
Michael A. Snowden by Alicia K. Morgans,
Attorney in Fact

Alicia K. Morgans
Alicia K. Morgans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Alicia K. Morgans, individually and as attorney in fact for Michael A. Snowden, 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 foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said Michael A. Snowden

Witness my hand and official seal this 27th day of April, 2017.

Mitchell A. Watts
Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 817051

SP 11/2015