BILL GARRETT, Davidson County
Trans:T20170066804 DEEDWARR
Recvd: 08/03/17 10:05 2 pgs
Fees:13.00 Taxes:814.00
20170803-0079123

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176709

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of AUGUST, 2017.

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee
Notary Public
Summer County
My Commission Expires June 19, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karl Russ Gail Russ 8802 Dolcetto Grove Brentwood, TN 37027	new owner	181-140A197.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua Alan Borders and Sara Brianne Borders, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karl Russ and Gail Russ, husband and wife**, 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:

The following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 105 on the plan of the Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Warranty Deed from Sara Brianne Borders, f/k/a Sara Loeppke and Joshua Alan Borders, wife and husband to Sara Brianne Borders and Joshua Alan Borders, wife and husband, as recorded on the 1st day of December, 2014 in Instrument No. 20141201-0110150 and Deed from Centex Homes, a Nevada General Partnership to Sara Loeppke and husband, Joshua Alan Borders, as recorded on the 2nd day of April, 2008 in Instrument No. 20080402-0032992, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 8802 Dolcetto Grove, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever 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, Grantor has executed this instrument on this 1st day of AUGUST, 2017.

Joshua Alan Borders

Sara Brianne Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joshua Alan Borders and Sara Brianne Borders**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of AUGUST, 2017.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020