WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ANGELIA K. POSTON-WILLIAMS
DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 167 **DEEDWARR**
09/11/2017 01:45:16 PM 2 pgs
Fees: $13.00 Taxes: $993.45

20170911-0092915

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF17-070215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sara Beth Russell	F & M Bank	
(NAME)	(NAME)	
146 Morton Mill Cir	10 Cadillac Dr Suite 100	141-12-0D-146.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Eight Thousand Five Hundred And No/100 Dollars ($268,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM E. AURELIUS AND WIFE, MARY ELLEN AURELIUS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARA BETH RUSSELL, AN UNMARRIED WOMAN, 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 Lot No. 146 (and driveway serving said lot) on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, 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 William E. Aurelius and wife, Mary Ellen Aurelius by Warranty deed from Harold L. Meyer and wife, Joyce A. Meyer of record in Book 11052, page 711, Register's Office for Davidson County, Tennessee, dated May 27, 1997 and recorded on August 05, 1998. (Value or consideration shown in aforementioned deed $159,000.00.)

Being the same property conveyed to William E. Aurelius and wife, Mary Ellen Aurelius by Quitclaim deed from Darrell Smith of record in Book 11404, page 1, Register's Office for Davidson County, Tennessee, dated March 12, 1999 and recorded on March 29, 1999.

unimproved ☐
This is improved ☒ property, known as 146 Morton Mill Cir, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness William E. Aurelius and wife, Mary Ellen Aurelius this 8th day of September, 2017.

William E. Aurelius

Mary Ellen Aurelius

STATE OF
COUNTY OF DAVIDSON

On this the 8th day of September, 2017, before me personally appeared William E. Aurelius and wife, Mary Ellen Aurelius, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the8th day of September, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

