WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 6033

WARRANTY DEED

Bill Garrett Davidson County
Batch# 8558 DEEDWARR
10/04/2017 03:07:46 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20171004-0101955

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Linda S. Russell
Affiant

Subscribed and sworn to me on 09/29/17.

I. M. Lunn
NOTARY PUBLIC
My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David W. Russell Linda S. Russell 683 HARPETH TRACE DRIVE Nashville, TN 37221	New owner	143-02-0C-045.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harold Perret and wife, Gillian Perret, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto David W. Russell and Linda S. Russell, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Harpeth Knoll Subdivision, a Planned Unit Development, of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said property.
>
> Being the same property conveyed to Harold Perret and wife, Gillian Perret by Warranty Deed from Michael G. Lunn and wife, Susan A. Lunn, recorded on the 30th day of September, 2005 in Instrument No. 20050930-0117990, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 683 HARPETH TRACE DRIVE, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 09/29/17.

Harold Perret

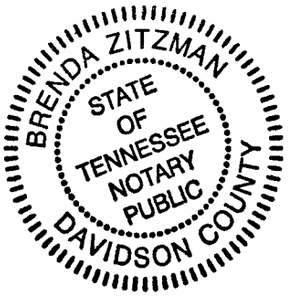
Gillian Perret

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/29/17, before me personally appeared Harold Perret and Gillian Perret, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/29/17.

NOTARY PUBLIC



My Commission Expires: 11-6-2017