Return To: 17-0407
~~Four Star Title, LLC~~
~~2806 N. Mt. Juliet Road~~
~~Mt. Juliet, TN 37122~~

WARRANTY DEED

Bill Garrett Davidson County
Batch# 23289 DEEDWARR
11/07/2017 01:51:44 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20171107-0114667

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William S. Russell	Origin Bank	61-07-0-164
(NAME)	(NAME)	
994 Gwynn Drive	1800 Hudson Lane, Suite 2A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Linda O. Christian, A Single Woman and Wanda E. Christian, A Single Woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William S. Russell,** _____, 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. 16. Block B, Map of Broadmoor, as of record in Book 547, page 162, Register's Office for said County. Said Lot No. 16 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Linda O. Christian and Wanda E. Christian by deed dated 01/27/2006 from Kathy J. Byers, Trustee and filed of record in Instrument Number 20060203-0013660 and corrected in Instrument Number 20060320-0031703, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 994 Gwynn Drive Nashville TN 37216
(House Number) (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 Witness our hands 10/23/17.

Linda O. Christian

Linda O. Christian

Wanda E. Christian

Wanda E. Christian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Linda O. Christian and Wanda E. Christian with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/23/17.

Notary Public

My Commission Expires: _____

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY