WARRANTY DEED

Bill Garrett Davidson County
Batch# 28486 DEEDWARR
11/21/2017 09:50:10 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20171121-0119374

P-FSR-17-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walter B. Russell and Lou Ann Russell	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
P.O. Box 150133	**901 Semmes Avenue**	**131-06-0F-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN J. OBERMEIER AND MELINDA ELLEN SANDERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALTER B. RUSSELL AND WIFE, LOU ANN RUSSELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Burton Hills Village of Abbeywood, Tract 21, A Portion of Zoned Lot II of record in Plat Book 6900, Page 223, as amended by Instrument of record in Book 7147, Page 423, 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 Stephen J. Obermeier, married by Warranty deed from Robert C. MacDonell, Jr., an unmarried person of record in Book 11122, page 674, Register's Office for Davidson County, Tennessee, dated September 21, 1998 and recorded on September 23, 1998. Further, being the same property conveyed to Stephen J. Obermeier and wife, Melinda Ellen Sanders by Quitclaim deed from Stephen J. Obermeier of record in Instrument No. 20070829-0103881 Register's Office for Davidson County, Tennessee, dated August 27, 2007 and recorded on August 29, 2007.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 223 and Book 7147, Page 423;
- All matters shown on Plan of PUD Boundary Plat record in Book 6250, Page 978;
- Covenants, Conditions and Restrictions, of record in Book 6326, Page 588, amended in Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 7146, Page 193, Book 9790, Page 987 and Book 9882, Page 733, as Assignment of Rights and status of Developer recorded in Book 8967, Page 727;
- Terms and provisions of By-Laws of Burton Hills of record in Book 7076, Page 763;
- Charter for Burton Hills HOA of record in Book 6517, Page 505, amended in Book 6921, Page 216, Book 6665, Page 1, Book 6921, Page 210, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 72;
- Charter for Burton Hill Recreational Association of record in Book 6517, Page 511, amended in Book 6921, Page 214;
- Charter for Burton Hills Village of Abbeywood HOA of record in Book 7189, Page 73;
- Deed of common areas to HOA of record in Book 6917, Page 699 and Book 6930, Pages 483 & 485;
- Sanitary sewer and drainage easement of record in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, Page 978;
- Easement Agreement of record in Book 10859, Page 13;
- Deed Conveyance of record in Book 7275, Page 826, Book 7240, Page 543 and Book 7240, Page 605;
- Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416;
- Assignment of Water Taps and Sewer Taps Burton Hills of record in Book 9193, Page 523;
- Easement for maintenance and use of a driveway of record in Book 7770, Page 873;
- Easement for air conditioner and maintenance of said air conditioner of record in Book 7902, Page 74, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **14 Thorndale Ct., Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF NOVEMBER, 2017.

Stephen J. Obermeier by PH attorney-in-fact
Stephen J. Obermeier by Paul Hinman, Attorney-In-Fact

Melinda Ellen Sanders by PH attorney-in-fact
Melinda Ellen Sanders by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN J. OBERMEIER AND MELINDA ELLEN SANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN J. OBERMEIER AND MELINDA ELLEN SANDERS.

Witness my hand and official seal, this the 16th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212