Bill Garrett Davidson County
Batch# 29444 DEEDWARR
11/27/2017 08:08:05 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20171127-0120225

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Meredith Mcy
Affiant

Subscribed and sworn to before me, this 21ST day of NOVEMBER, 2017.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David L. Hall **Myriam E. Hall**	MORTGAGE INVESTORS GROUP	**043040A03600CO**
825 Northstar Lot 36	8320 E WALKER SPRINGS LN #200	
Old Hickory, TN 37138	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Murray, Russell & Associates, Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David L. Hall and Myriam E. Hall, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, of record in Plat at Instrument No. 2006728-0091763 and revised in Plat Instrument No. 20060918-0115492, 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 part of the same property conveyed to River Landing Development LLC, by Warranty Deed from Rhoten Development Company, LLC, dated March 6, 2015, of record in Instrument No. 20150311-0020854, Register's Office for Davidson County, Tennessee. River Landing Development, LLC, conveyed subject property to Murray, Russell & Associates, Builders, LLC, by Quitclaim Deed dated June 29, 2016, of record in Instrument No. 20160705-0068329, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Notice of completion filed July 26, 2017, of record in Instrument No. 20170726-0075535, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20060728-0091763, Instrument No. 20060918-0115492, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of [illegible]d

Restrictions of record in Instrument No. 20060502-0050264, Instrument No. 20060620-0073693, Instrument No. 20060815-0010349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 825 Northstar Lot 36, Old Hickory, TN 37138.

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 in 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.

Murray, Russell & Associates Builders, LLC

Robert L Russell President Date: 11-20-2017

By: Robert L Russell
Its: President

Kathryn E Russell Secretary Treasurer Date: 11/20/17

By: Kathryn E Russell
Its: Secretary/Treasurer

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert L. Russell and Kathryn E. Russell, 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 is President and Secretary/Treasurer of Murray, Russell and Associates Builders, LLC and that he/she/they is authorized by Murray, Russell and Associates Builders, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of November, 2017.

Deb Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER