WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2018.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Help, LLC	"New Owner"	180-04-0A-020.00-CO
(NAME)	(NAME)	
73 White Bridge Road, Suite 103-174		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Lavern A. Russell, IV and Kathryn Russell, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Property Help, LLC, 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. 20 on the Plan of Highland Creek, Section One, as of record in Plat Book 9700, Pages 959 and 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lavern A. Russell, IV and Kathryn Russell, husband and wife, by Warranty Deed from Andrea Burke, as of record in Instrument No.: 20130805-0081470, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback line, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Lavern A. Russell, IV and Kathryn Russell, husband and wife to Signature Title Services, Trustee, in the original principal amount of $258,400.00, of record in Instrument No. 201308050081471, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2020 Sherbrooke Lane, Nashville, TN 37211

(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.

Bill Garrett Davidson County
Batch# 44525 **DEEDWARR**
01/04/2018 12:39:12 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180104-0001390

File No.: 10468
TN Warranty Deed

Witness our hands this 2nd day of January, 2018.

Lavern A. Russell IV

Kathryn Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of January, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lavern A. Russell IV and Kathryn Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9-7-21

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021