Bill Garrett Davidson County
Batch# 72728 DEEDWARR
03/23/2018 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20180323-0027684

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amanda J. Hruska and Glen M. Hruska	Movement Mortgage, LLC	085 13 0 012.00
(NAME)	(NAME)	
3212 Toddway Court	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Maxie J. McConnell, a married woman, William Lile Judd, a married man, Bryan Blanton Russell, a married man, Karen Leigh Russell, a single woman, and Timothy Scott Russell, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amanda J. Hruska and Glen M. Hruska, wife and husband**, 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, described as follows:

Being Lot No. 24 on the Plan of Nob Hill, as of record in Book 2663, Page 31, Register's Office for said County.

Said Lot No. 24 fronts 90 feet on the east side of Toddway Court and runs back between lines measuring 293 feet on the north line and 278.5 feet on the south line to the rear line, which is a broken line, measuring 166.5 feet thereon.

Being the same property conveyed to William M. Judd and wife, Mary Cross Judd by Warranty Deed from Myra G. Hinton dated June 11, 1966 and recorded June 13, 1966 in Book 4025, Page 401, in said Register's Office for Davidson County, Tennessee. *The said Mary Cross having died on November 29, 1994 and the said William M. Judd having died testate on July 21, 2008, leaving Jo Ann Judd, his widow, and William Lile Judd, Mary Anna J. Russell, and Maxie J. McConnell, his children, as his devisees and sole heirs at law. Affidavit of Heirship to Real Estate and Personal Property recorded September 15, 2009* File Number: GRN-181229FC

as Instrument No. 20090715-0066289, in said Register's Office for Davidson County, Tennessee Pursuant to the Last Will and Testament of William Maxie Judd, probated in File No. 08P1559, the Seventh Circuit Court for Davidson County, Tennessee, William Maxie Judd's widow, Jo Ann Judd, was devised a life estate in the property herein described. Jo Ann Judd died on March 2, 2017. The said Mary Anna J. Russell having died on October 30, 2017, leaving Byran Blanton Russell, Karen Leigh Russell, and Timothy Scott Russell as her sole heirs at law. The subject property was never used as a principal residence of the Grantors herein or their spouses.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3212 Toddway Court, Nashville, TN 37214

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, has 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 this 21st day of March, 2018.

Maxie J. McConnell, as heir at law of William M. Judd

William Lile Judd, as heir at law of William M. Judd

Executor Anna Judd Russell

Bryan Blanton Russell, as heir at law of Mary Anna J. Russell, and as executor of the Estate of Mary Anna Judd Russell, Warren District Court Probate Division, Case No. 17-9-768

Karen Leigh Russell, as heir at law of Mary Anna J. Russell

Maxie J. McConnell attorney in fact

Timothy Scott Russell, as heir at law of Mary Anna J. Rusell, by Maxie J. McConnell, his attorney in fact

File Number: GRN-181229FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Maxie J. McConnell, William Lile Judd, Bryan Blanton Russell and Karen Leigh Rusesell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Maxie J. McConnell,to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Timothy Scott Russell, as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Timothy Scott Russell.

Witness my hand and official seal, this the 21st of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-181229FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019