BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 77225 DEEDWARR
04/09/2018 09:44:22 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180409-0033022

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18131

Send Tax Bills To:
Wells Fargo
800 Walnut St. 8th Floor
Des Moines, IA 50309-3609

New Owner is:
Ophelia Morris
1105 Hickory Run Ct.
Nashville, TN 37211

MAP: 180-04-0A
PARCEL: 148.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rigel T. Russell, Sr. and wife, Deborah A. Russell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ophelia Morris, married**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1105 Hickory Run Ct., Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 113 on the plan of Highland Creek, Section Five, a Planned Unit Development, of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Rigel T. Russell, Sr. and wife, Deborah A. Russell by Warranty Deed from Classic Homes BOS, LP, dated 10/19/06 and recorded 10/23/06 in Instrument No. 20061023-0131039, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of April, 2018.

GRANTOR:

SR

Rigel T. Russell, Sr.

Deborah A Russell

Deborah A. Russell

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Rigel T. Russell, Sr. and Deborah A. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, on this the 6th day of April, 2018.

Margaret A. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Betty N. Rogers

Affiant

SWORN TO and subscribed before me this 6th day of April, 2018.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
GARNER COUNTY

My commission expires: _____