Bill Garrett Davidson County
Batch# 97342 DEEDWARR
05/29/2018 09:34:39 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180529-0050734

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

CARI J RUSSELL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: May 14 2022
File No. G18-1807D

OLIVIA HANSEN
NOTARY PUBLIC for the State of Montana
Residing at East Helena, Montana
My Commission Expires
May 14, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trevor Smith, Unmarried (NAME)	Everett Financial (NAME)	91-2-J-2 CO
6212B California Avenue (STREET ADDRESS)	14801 Quorum Dr. #300 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cari J. Turner Russell, A Married Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor Smith, Unmarried,** 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 Unit No. B, as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions 6212 CALIFORNIA TOWNHOME, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development of record in Instrument No. 20140424-0034588 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Cari J. Turner, an unmarried woman from HR Properties of Tennessee, a Tennessee general partnership, by Deed dated May 13, 2015, as Instrument No. 20150520-0046489, in the Register's Office for Davidson County, Tennessee.

Cari J. Turner having since married and is now known as Cari J. Turner Russell.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 75, Register's Office for Davidson County, Tennessee.

2. Master Deed as recorded in Instrument No. 20140424-0034588, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6212B California Avenue, Nashville, TN 37209.

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. Whenever 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 21st day of May, 2018.

Cari J. Turner Russell

May 21, 2018
Date

STATE OF
Montana
COUNTY OF
Lewis & Clark

OLIVIA HANSEN
NOTARIAL SEAL
STATE OF MONTANA
OLIVIA HANSEN
NOTARY PUBLIC for the
State of Montana
Residing at East Helena, Montana
My Commission Expires
May 14, 2022

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cari J. Turner Russell, A Married Woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of May, 2018.

My Commission Expires May 14, 2022

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066