WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2105

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 25, 2018.** Notary Public MY COMMISSION EXPIRES: 9-20-21 (AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Bill Garrett Davidson County
Batch# 97528 **DEEDWARR**
05/29/2018 09:56:52 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20180529-0050751

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0173**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalie Marie Russo	SWBC Mortgage Corp	**43-14-195**
(NAME) **229A Hillcrest Drive**	(NAME) 9311 San Pedro #100	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **John Bartow, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosalie Marie Russo, single woman,** 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 being located in Davidson County, Tennessee, being lot 34 of Block "B" on the plan of Yowell Place, as of record in Book 974, Page 61, Register's Office for said County.

Being the same property conveyed to John Bartow by Quitclaim Deed from John Bartow, dated July 28, 2017, filed of record in Instrument Number 20170728-0076492, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to John Bartow, by Warranty Deed from Roger D. Perry and Janice Wilkerson, of record in Instrument Number 20170522-0050368, dated May 15, 2017, said Register's Office.

Being the same property conveyed to Roger D. Perry and Janice Wilkerson, by Deed from Hayden H. Perry and wife, Clara W. Perry, of record in Instrument Number 20020131-0013594, dated December 27, 2001, said Register's Office.

This is investment property and has never been the marital property of the seller.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **229A Hillcrest Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the 25 day of **May, 2018.**

John Bartow

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John Bartow**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 25 day of **May, 2018.**

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
9-6-20