WARRANTY DEED

Bill Garrett Davidson County
Batch# 101121 DEEDWARR
06/06/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00

20180606-0054375

File No. LG0003969

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer G. Robison	Bank of Tennessee	Map 108-08-0
(NAME) 3205 Lumberjack Rd.	(NAME) 301 E. Center St.	Parcel 221.00
(ADDRESS) Nashville, TN, 37214	(ADDRESS) Kingsport, TN 37660	
(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, I, **Marshall W. Russom (a/k/a Marshall Wayne Russom), by and through his conservator, Landry Wayne Russom, Elizabeth Courtney and Alan Cole Russom, by and through his court appointed Guardian, Landry Wayne Russom,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer G. Robison, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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. 222-B, on the Plan of Zone Lot Division of Lot Nos. 220, 221, and 222, Section 2, Larchwood, of record in Book 5800, Page 278, amending Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot 222-B fronts 45.96 feet on the southerly margin of Lumberjack Road and extends back 141.10 feet on the westerly line and 138.82 feet on the easterly line to a line on the rear on which it measures 33.62 feet.

Being the same property conveyed to Eva Marie Russom, by Quit Claim Deed from Landry Wayne Russom, dated April 8, 2013, recorded April 16, 2013 in Instrument No. 20130416-0037441, Register's Office for Davidson County, Tennessee. The said Eva Marie Rusom died intestate on December 7, 2017, thereby vesting title to her heirs at law: Marshall W. Russom, Alan Russom, and Elizabeth Courtney. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. 20180606-0054373 **and** 20180606-0054374 **, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3205 Lumberjack Rd., Nashville, TN 37214

(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.

Witness my hand this 31st day of May, 2018.

Elizabeth Courtney

Elizabeth Courtney

Marshall Wayne Russom by Landry Wayne Russom Conservator

Marshall Wayne Russom, by Landry Wayne Russom, Conservator

Alan Cole Russom by Landry Wayne Russom Guardian

Alan Cole Russom, by Landry Wayne Russom, Guardian

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Courtney, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of May, 2018.

Leslie Garside

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Landry Wayne Russom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Court Appointed Guardian for Alan Cole Russom, the within named bargainor, and that he as such Guardian, executed the foregoing instrument for the purpose therein contained, by signing the name of Alan Cole Russom by himself as Guardian (*See also*: Order Approving Contract for Sale of Real Property in Case No. 2018-cv-80, in the Chancery Court for Wilson County, Tennessee).

Leslie Garside

NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Landry Wayne Russom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Court Appointed Conservator for Marshall Wayne Russom, the within named bargainor, and that he as such Conservator, executed the foregoing instrument for the purpose therein contained, by signing the name of Marshall Wayne Russom by himself as Conservator (*See also*: Letters of Conservatorship issued in Docket No. 18P628, in the Circuit Court for Davidson County, Tennessee).

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206