Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1268

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2018

Notary Public
Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 109491 DEEDWARR
06/27/2018 11:02:36 AM 2 pgs
Fees: $13.00 Taxes: $952.75

20180627-0061942

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonard Bryan Amber Cockings 232 Bonnabrook Dr. Hermitage, TN 37076	Quicken Loans, Inc 1050 Woodward Ave Detroit, MI 48226	074-16-0-037.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Thomas D. Russell and Stacey C. Russell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard Bryan and Amber Cockings, husband and wife, joint tenants with full rights of survivorship

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 Lot No. 438 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page 1-2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas D. Russell and Stacey C. Russell by Warranty deed from Holly E. Williams and Stephen Williams, wife and husband of record in Instrument No. 20140604-0048281 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 04, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 232 Bonnabrook Dr., Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of June, 2018.

Thomas D. Russell

Stacey Russell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Thomas D. Russell and Stacey Russell

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 25th day of June, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON