Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2018.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone PC
109 Westpark Drive, Ste 330 , Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 119191 DEEDWARR
07/23/2018 11:23:32 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180723-0071419

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Randall E. Russell	**Renasant Bank**	095-02-0A-133.00 CO
133 Cottage Place, Unit 65	**2001 Park Place North Suite 150**	
Nashville, TN 37214	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lester E. Hobbs and Ellen K. Hobbs, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall E. Russell , an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 65, on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ELLEN K.. HOBBS AND LESTER E. HOBBS, WIFE AND HUSBAND, by deed from PAMELA L. MASON, AN UNMARRIED WOMAN, of record in Instrument No. 20141118-0106151, dated November 13, 2014, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **133 Cottage Place, Unit 65, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 20th day of July, 2018.

Lester E. Hobbs

Lester E. Hobbs

Ellen K. Hobbs

Ellen K. Hobbs

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lester E. Hobbs and Ellen K. Hobbs**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

~~Witness my hand~~, at office, this **20th** day of **July, 2018.**

Notary Public

My Commission Expires: 10-3-22

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY