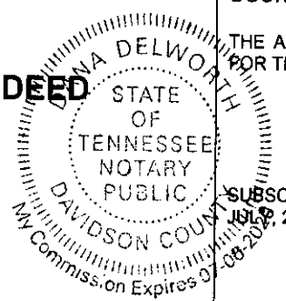
WARRANTY DEED

Bill Garrett Davidson County
Batch# 120921 DEEDWARR
07/25/2018 03:04:17 PM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20180725-0072691

R-CBB-18-120



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Hamilton and Tracie Hamilton	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	
120 Woodward Hills Place	**2801 4th Avenue South**	**159-16-0-004.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Minneapolis, MN 55408**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. RUSSELL AND CAROL L. RUSSELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT HAMILTON AND TRACIE HAMILTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Revised Final Plat of Woodward Hills of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, 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 John C. Russell and wife, Carol L. Russell by Warranty deed from Barry Construction Co. of record in Instrument No. 20061113-0140138 Register's Office for Davidson County, Tennessee, dated November 9, 2006 and recorded on November 13, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 900, and as amended of record in Book 11766, Page 32 , Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11643, Page 319, amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument No. 20000621-0061752, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20000502-0043931, in the Register's Office for Davidson County, Tennessee.
- Charter for Woodward Hills Homeowners Association of record in Instrument Number 20000502-0043930, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Wagon Road Easement of record in Book 433, Page 326, and Book 1307, Page 301, in the Register's Office for Davidson County, Tennessee.
- Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Woodward Hills Place, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JULY, 2018.

John C. Russell

Carol L. Russell by John C. Russell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. RUSSELL, the within named bargainor, 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, this the 23rd of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. RUSSELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL L. RUSSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROL L. RUSSELL.

Witness my hand and official seal, this the 23rd of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212