Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 131983 DEEDWARR
08/22/2018 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180822-0083269

39-B
File #18-1288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Ryan Skipper and Stephanie Skipper, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte L. Russell, a single woman as her sole and separate property,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 29 on the Plat of Woodbine Courts, Block "E" not of record to which Plan reference is hereby made for a more complete description of the property. Said Lot 29 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.6 feet to a dead line in the rear.

Being the same property conveyed to Timothy Ryan Skipper and Stephanie Skipper, husband and wife, by deed from Steven Samuels, unmarried, dated April 9, 2015, of record in Instrument No. 20150415-0033336, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 263 Collier Avenue, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of August, 2018.

Timothy Ryan Skipper

Stephanie Skipper

State of Tennessee)
County of Davidson)

On this 20th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy Ryan Skipper and Stephanie Skipper, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 335,000.00.**

Affiant

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn and subscribed before me on this the 20th day of August, 2018.

Notary Public

My Commission Expires: 7-21-2021

NEW OWNER:
Charlotte L. Russell
263 Collier Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Movement Mortgage
8024 Calvin Hall Road
Indian Land, SC 29707

TAX MAP-PARCEL #:
119-14-0-006.00

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019