Karen Johnson Davidson County
Batch# 209921 DEEDWARR
03/26/2019 09:50:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190326-0027134

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2019.

Notary Public

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeremy Devin Rusell and Erin Clayton Rainey	**NEW OWNER**	**071-08-0-042.00**
1112 Deer Run Road		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bryan L. Webb

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeremy Devin Russell and Erin Clayton Rainey, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 55 and all of Lot No. 60 on the Plan of J.B Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26, and 27 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 Bryan L. Webb by Warranty deed from Mamie Hammonds, a single person of record in Instrument No. 20010511-0048963 Register's Office for Davidson County, Tennessee, dated August 17, 2000 and recorded on May 11, 2001.

This is UNIMPROVED property known as **326 Duke St., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2019.

Bryan L. Webb

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bryan L. Webb, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of March, 2019.

Notary Public
My Commission Expires: 4-18-21

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001485-527

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY