FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **219,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/28/2019** Notary Public MY COMMISSION EXPIRES: 9/25/19 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 211927 **DEEDWARR**
04/01/2019 09:15:13 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20190401-0028959

WARRANTY DEED

This Instrument Prepared By and Return To:

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlee Paige Sigman	New Owner	**061-07-0-164**
(NAME) **994 Gwynn Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37216**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **W. S. Russell Properties LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashlee Paige Sigman, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16, Block B, Map of Broadmoor as of record in Book 547, Page 162, Register's Office for said County. Said Lot No. 16 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Linda O. Christian and Wanda E. Christian by deed dated 1/27/2006 from Kathy J. Byers, Trustee and filed of record in Instrument No. 20060203-0013660 and corrected in Instrument Number 20060320-0031703, said Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to William S. Russell by Deed dated October 23, 2017, Linda

O. Christian, A Single Woman and Wanda E. Christian, a Single Woman, recorded November 7, 2017, in Instrument Number 20171107-0114667, in the Official Records of Davidson County, Tennessee.

Being further conveyed to WS Russell Properties, LLC by Quitclaim Deed dated December 13, 2017 and recorded December 22, 2017, from William S. Russell, a married man in Instrument No. 20171222-0130584.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **994 Gwynn Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March,2019**.

W S Russell Properties LLC

William S. Russell, sole member
William S. Russell, Sole Member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William S. Russell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of W. S. Russell Properties, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of W.S. Russell Properties, LLC

WITNESS my hand and official seal on **28th** day of **March, 2019**.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY