Karen Johnson Davidson County
Batch# 275681 DEEDWARR
08/23/2019 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $495.80
20190823-0084941

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
C19-0470

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

JODI STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of August, 2019

Notary Public

Commission Expires: 10/14/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jamie Armistead 6680 Charlotte Pike Apt J5 Nashville, TN 37209	First Advantage Bank 1430 Madison Street Clarksville, TN 37040	102-07-0A-105.00-CO

WARRANTY DEED

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

Lisbeth Wilson Russo, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Armistead, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 Apartment Unit No. J-5, of West Meade Condominium now known as The Avenue Nashville West, Inc. Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Shawn F. Meehan and Eric D. Glasser, each as to an undivided 1/2 interest by Warranty Deed from Philip Lawrence Hester of record in Instrument No. 20141217-0115491, Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

Being the same property conveyed to Lisbeth Wilson Russo, unmarried by Warranty Deed from Shawn F. Meehan and Eric D. Glasser of record in Instrument No. 20180607-0054608, Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6680 Charlotte Pike Apt J5, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of August, 2019.

Lisbeth Wilson Russo

Lisbeth Wilson Russo

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisbeth Wilson Russo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15 day of August, 2019.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 120225 JUSTIN RILEY Commission Expires May 16, 2021 MADISON COUNTY

(Notary Seal)

Justin Riley

Notary Public
My Commission Expires: May 16, 2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY