Karen Johnson Davidson County
Batch# 404227 DEEDWARR
05/21/2020 12:15:54 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20200521-0052957

WARRANTY DEED

HALE-H20139

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF May, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tanner J. Hale, a single man	Success Mortgage Partners, Inc ISAOA	044.15-0-123.00
912 Hadley Avenue	1200 S Sheldon Road #150	
Old Hickory, TN 37138	Plymouth, MI 48170	

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, I/we, KENZIE RUSSELL AND WACEY A. RUSSELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TANNER J. HALE , A SINGLE MAN, hereinafter called the Grantee(s), their heirs 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. 8, Section D, Village of Old Hickory, as shown on plan recorded 07/16/48, Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee. To which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kenzie D. Gaines, an unmarried woman and Wacey A. Russell, an unmarried man by deed from Scott Craighead and wife, Lisa G. Craighead and Scotty Lee and wife Tammy Lee of record in Book 201512030122012, recorded on 12/03/2015, Register's Office for Davidson County, Tennessee.

Kenzie D. Gaines n/k/a Kenzie Russell, married

( ) unimproved
This is (X) improved property known as 912 Hadley Avenue, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of May, 2020 :

Kenzie Russell

Wacey A. Russell

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named KENZIE RUSSELL AND WACEY A. RUSSELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County Tennessee, this 15th day of May, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2023