RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200197

WARRANTY DEED

Karen Johnson Davidson County
Batch# 486034 **DEEDWARR**
09/30/2020 09:19:26 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200930-0112494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2020.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah Breitigan 1409 Autumn Knoll Hermitage TN 37076	Same address as new owner	086-08-0-002.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW MICHAEL RUSSELL**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMIAH BREITIGAN**, unmarried, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162, on the Plan of Final P.U.D. Plan, Phase III, Jackson's Retreat, as shown by plat appearing of record in Plat Book 5200, pages 517 and 518, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Michael Russell, unmarried from Andrew Michael Russell, by Quitclaim Deed dated 04/16/2012 and recorded 04/16/2012 in Instrument No. 20120416-0032417, Register's Office of said County.

Being the same property conveyed to Andrew Michael Russell by Order of Probate for Muniment of Title as Ordered by the Seventh Circuit Court for Davidson County, Tennessee Probate Division, dated 11/03/2011 and recorded 11/03/2011 of record in Instrument No. 2011103-0085756, Register's Office for Davidson County, Tennessee. Also see Last Will and Testament of Timothy Paul Russell of record in Instrument No. 20111104-0086313, Register's Office of said County.

Being the same property conveyed to Timothy P. Russell, unmarried from Michael G. Ballard and wife, Barbara Carol Ballard, by Warranty Deed dated 03/07/2005 and recorded 03/09/2005 in Instrument No. 20050309-0026249, Register's Office of said

County. The Timothy P. Russell having since died. See Probate Docket #11P1563.

The address of the herein described property is believed to be 1409 Autumn Knoll Road, Hermitage, TN 37076, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of September, 2020.

ANDREW MICHAEL RUSSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrew Michael Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of September, 2020.

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.