WARRANTY DEED

Karen Johnson Davidson County
Batch # 1087645 DEEDWARR
01/02/2024 01:53:29 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20240102-0000260

Y-P-23-534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24 (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Russell	**Same as New Owner**	
(NAME)	(NAME)	**131-06-0D-534.00-CO**
3101 Southall Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PETER M. WIGHTON, A MARRIED MAN AND CHRISTINA N. WIGHTON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET RUSSELL AND ROBERT VANCE RUSSELL, JR., WIFE AND HUSAND AND ROBERT VANCE RUSSELL, III, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Lend in Davidson County, State of Tennessee, being the condominium unit designated as Unit No. 534, Burton Hill, Village of Belair, together with an undivided percentage interest in the common elements of the condominium as referred to in and established by the Master Deed establishing Burton Hills, Village of Belair, a Condominium of record in Book 6690, Page 70, in the Office of the Register of Davidson County, Tennessee, as amended.

Being the same property conveyed to Peter M. Wighton and Christina N. Wighton, Father and Daughter by Warranty Deed from David A. Floyd, Jr. and wife, Leigh Ann Floyd of record in Instrument No. 20170427-0041243 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 27, 2017.

The above referenced property was investment property for Peter M. Wighton and has never been his principal marital residence.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284 and Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on Plat of record in Book 6250, page 978, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43, and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Book 6778, page 536, Instrument No. 201601130-003443 and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522; as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 436; Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and Book 7146, Page 188, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Home Owner's Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, Pages 216 and 220, in the Register's Office for Davidson County, Tennessee.

- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Townhomes, Villages of Belair, Phase I Council, Inc. of record in Book 6665, Page 18, in the Register's Office for Davidson County, Tennessee.
- Subject to agreements of record in Book 6470, Page 383 and Book 6655, Page 47, Register's Office for Davidson County, Tennessee.
- Subject to deed for sewer, sewer lines and water mains of record in Book 7240, Pages 551, 567 and 610 and Book 7275, Page 826, Register's Office for Davidson County, Tennessee.
- Agreement By and Between Burton Hills Properties, a General Partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 7240, Pages 547, 563, 571, 580, 590, 595 and 600, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **534 Belair Way, Nashville, Tennessee 37215**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 29th DAY OF DECEMBER, 2023.

Peter M Wighton by Paul Hinman as Attorney in Fact
Peter M. Wighton by Paul Hinman,
Attorney-in-Fact

Christina N Wighton by Paul Hinman as Attorney in Fact
Christina N. Wighton by Paul Hinman,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PETER M. WIGHTON, and who acknowledged he/she/they executed the same as the free act and deed of the said PETER M. WIGHTON.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHRISTINA N. WIGHTON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINA N. WIGHTON.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212