WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/31/03 10:33 2pgs
Fees:13.00 Taxes:414.03

20030331-0041647

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell D Waddey	Georgia Bank & Trust Co. of Augusta D/B/A GB & T Mortgage	Map 98
(NAME) 5068 Bell Road	(NAME) 1321 Murfreesboro Road Suite 701	Group 05-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37217	Parcel 95
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,
John Anthony Fusco III and wife, Kimberly Fusco, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell D Waddey and Wife, Rebecca D Waddey, 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:

Being Lot No. 219 revision of Lots 216 through 219 on the Plan of Lake Park, Section 7, as of record in Plat Book 5060, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Kimberly Fusco joins in this conveyance to convey any and all rights she may have in this property.

Being the same property conveyed to John Anthony Fusco III ,married by deed from John Anthony Fusco, Jr, deceased by Affidavit of Inheritance of record in Instrument Number 20030206-0016471, Register's Office for said County.

Driveway Easement of record in Book 6553, Page 902, said Register's Office.

Charter of HOA of record in Book 9949, Page 538, said Register's Office.

Restrictive Covenants of record in Deed Book 5057, Page 436, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5068 Bell Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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 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 27th day of March, 2003.

John Anthony Fusco III

Kimberly Fusco

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Anthony Fusco III and Kimberly Fusco the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/27/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2302566

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122