This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Daniel Ward
3505 Lanawood Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

MAP & PARCEL
136-10-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthony Russo and Stacy Russo, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Daniel J. Ward, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 524, on the Plan of Section Eight, Priest Lake Park**, as shown by plat and survey of record in Plat Book 5200, Page 418, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony Russo and Stacy Russo, husband and wife, by Warranty Deed dated February 15, 2013, from Mark C. Whitler, unmarried, and Katherine B. Whitler, unmarried, appearing of record in Instrument #20130219-0016462, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **3505 Lanawood Drive, Nashville, Tennessee 37217.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150060898 DEEDWARR
Recvd: 07/24/15 14:31 2 pgs
Fees:13.00 Taxes:636.40
20150724-0073022

WITNESS our hands this the **20th** day of **July, 2015.**

Anthony Russo

Stacy Russo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anthony Russo and Stacy Russo, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2015.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$172,000.00.**

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2015.

Lisa D. Turner
NOTARY PUBLIC 11-13-18

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/19/2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066