Bill Garrett Davidson County
Batch# 98329 DEEDWARR
05/30/2018 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20180530-0051653

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Mark Russell	F&M Bank	091133B00200CO
(NAME)	(NAME)	
428 Croley Drive	10 Cadillac Dr, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars ($405,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **426 Croley, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Mark Russell, an unmarried man**, 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:

Unit B of the Townhomes at 426 Croley Drive as shown in the Declaration of Covenants, Conditions, and Restrictions for Townhomes at 426 Croley Drive, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20170720-0073671, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Cynthia Shaffer by Warranty Deed from Nancy M. Payne and husband, Ray D. Payne dated November 07, 2007 and recorded November 16, 2007 as Instrument No. 20071116-0134539, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lightfoot Graham Development, LLC, a Tennessee limited liability company by Warranty Deed from Cynthia Shaffer, unmarried dated October 21, 2016 and recorded October 24, 2016 as Instrument No. 20161024-0112144, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-183418SSO

Further, being a portion of the same property conveyed to 426 Croley, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lightfoot Graham Development, LLC dated July 18, 2017 and recorded July 20, 2017 as Instrument No. 20170720-0073670, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 428 Croley Drive, Nashville, TN 37209

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, has 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 our hands this 29th day of May, 2018

426 Croley, LLC

BY: Tammy Parmentier Jones - Member
Tammy Parmentier Jones, member

BY: — Member
Brent Smith, member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tammy Parmentier Jones and Brent Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the members of 426 Croley, LLC, the within named bargainor, a Limited Liability Company, and that they as such have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2018.

Notary Public

My Commission Expires:

(SEAL)
File Number: GRN-183418SSO

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020