Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1270

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of June, 2019

Notary Public

Commission Expires: _____.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/03/2022

Karen Johnson Davidson County
Batch# 252434 DEEDWARR
07/03/2019 03:38:44 PM 2 pgs
Fees: $13.00 Taxes: $578.12

20190703-0065355

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerome R. Moe 604 McPherson Court South Nashville, TN 37221	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	142-14-0C-011.00-CO

WARRANTY DEED

FOR AND IN 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, I,

Joanne Russell, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerome R. Moe, 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:

Land in Davidson County, Unit No. 4B, on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a horizontal property regime with private elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to David Russell and Joanne Russell by Warranty deed from Steve Chaisson of record in Instrument No. 20060606-0066770 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 06, 2006. Further Being a portion of the same property conveyed to Joanne Russell by Quitclaim deed from David Russell and wife, Joanne Russell of record in Instrument No. 20111230-0102124 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on December 30, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 604 McPherson Court South, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

David Russell executes this instrument on behalf of Joanne Russel pursuant to a Specific Power-of-Attorney dated June 28, 2019 and filed for record in Instrument No. 20190703-0006354, in the Register's Office of Davidson County, Tennessee.

Dated this the 28th day of June, 2019.

Joanne Russell
Joanne Russell

By David Russell, Attorney in fact
David Russell, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **David Russell as Attorney in Fact for Joanne Russell**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Joanne Russell, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

