Karen Johnson Davidson County
Batch# 299371 DEEDWARR
10/10/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20191010-0104065

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $473,000.00. Affiant Subscribed and sworn to before me, this the 4th day of October, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin P. Fucich	Movement Mortgage, LLC	091-13-3B-002.00-CO
P.O. Box 56817	8024 Calvin Hall Road	
New Orleans, LA 70156	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN MARK RUSSELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN P. FUCICH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

KPF by BB
his HIF

Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 426 Croley Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170720-0073671, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

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

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

Being a portion of the same property conveyed to 426 Croley, LLC by Quitclaim deed from Lightfoot Graham Development, LLC of record in Instrument No. 20170720-0073670 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017.

Being the same property conveyed to John Mark Russell, an unmarried man by Warranty deed from 426 Croley, LLC, a Tennessee limited liability company of record in Instrument No. 20180530-0051653 Register's Office for Davidson County, Tennessee, dated May 28, 2018 and recorded on May 30, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 428 Croley Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of October, 2019.

John Mark Russell

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Mark Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2019.

Notary Public

My Commission Expires: Feb 17, 2023

JANICE CLARKE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CL6319223
Qualified in Bronx County
My Commission Expires February 17, 2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022