SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 550
Frisco, TX 75034
831207 2020-07219
FRS Dallas Closers

Karen Johnson Davidson County
Batch# 386951 DEEDWARR
04/16/2020 12:57:55 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80

20200416-0040018

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Nicholas John Vasuta and Elizabeth Ann Birkitt Groves	NAME: Movement Mortgage, LLC
STREET ADDRESS: 1308 Shelby Ave	STREET ADDRESS: 8024 Calvin Hall Rd.
MAP & PARCEL NO.: Nashville, TN 37206 m/p 083130268.00	Indian Land, SC 29707

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 2600 Dallas Parkway, Suite 550, Frisco, TX 75034, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Nicholas John Vasuta, an unmarried man, and Elizabeth Ann Birkitt Groves*,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

* an unmarried woman

See Attached Exhibit "A"

This is improved property known as: 1308 Shelby Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 24th day of March, 2020 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services, Inc.

By: _____

Printed Name: Shem Fowler

Its: VP

NATIONAL RESIDENTIAL NOMINEE SERVICES INC. CORPORATE SEAL 2001 DELAWARE

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-165-201308

MAP AND PARCEL 083-13-0-268.00

State of TX
County of Collin } ss

Before me, Kayla Renee Smiley, a Notary Public of the State and County aforesaid, personally appeared Sherri Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as VP.

Witness my hand and official seal, at office in Frisco, TX, this 24th day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAYLA RENEE SMILEY
Notary ID #128826458
My Commission Expires
December 18, 2023

Notary Public
My commission expires 12/18/23

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 384,000.00

Subscribed and sworn to before me, this 13th day of April, 2020.

Affiant

My Commission Expires: 7/6/20

KAYLA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exhibit "A"

Being Lot No. 85 on the Payne, Blakemore and Cummings Addition to East Nashville A Plan, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee. Said Lot No. 85 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 160 feet to an alley.

BEING THE SAME PROPERTY CONVEYED
TO THE GRANTOR(S) BY DEED OF
RECORD IN INSTRUMENT NUMBER
20200416-0041007 SAID REGISTER'S OFFICE.