WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Glenn Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/01/03 11:25 2pgs
Fees:13.00 Taxes:85.10
20031201-0172411

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Fisher	Glenn Fisher	
1321 Dalemere Drive	Same	20-00-76
Nashville Tn 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032588

For and 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, **we, Dale Pyron and Joe Pyron**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glenn Fisher and wife, Rebecca Fisher**, 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. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the Final Plat of Jacobs Valley, Section 3, of record in Instrument Number 200210100124310, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Dale Pyron and Joe Pyron, as tenants in common by deed from Jack W. Smith dated April 16, 1999 of record in Book 11456, Page 622, and by deed conveyed to Jack W. Smith and Dale Pyron and Joe Pyron by Hollis D. Draper and Margaret Dozier and Ruby Peach and Marcello Gaines and Betty Jean Lobo, heirs of Sara G. Draper, deceased dated April 4, 1995 of record in Book 9640, Page 675, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☒

This is improved ☐ property, known as Lot 22 Jacobs Valley Rd., Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of November, 2003.

Dale Pyron

Joe Pyron

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public in and for said County and State, personally appeared Dale Pyron and Joe Pyron, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of November, 2003.

Commission expires: 9/22/07

Notary Public

