WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/04 08:24 2pgs
Fees:13.00 Taxes:444.00

20040427-0047394

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2004.

Notary Public

COMMISSION EXPIRES: 7-10-07

(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE MARIAN MCCLOUD

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Nix and wife, Vickie Nix	Same	Map:87 Group: 5-O-A Parcel:55-CO
(NAME)	(NAME)	
5952 Colchester Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **NATASHA FLETCHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES NIX AND WIFE, VICKIE NIX** 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, Tennessee, being Lot No. 108 on the Final Plat of Farmingham Woods, Phase II, Section 1, of record in Book 7900, Page 306, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to A. Scott Fletcher and Natasha L. Smith by Deed from James R. Carrico, and wife Kimberly J. Carrico, filed of record In Book 10175, Page 310, and further conveyed from A. Scott Fletcher to Natasha Fletcher by Quitclaim Deed, filed of record in Instrument No. 20031107-0163966, Register's Office of Davidson County, Tennessee. The said Natasha L. Smith and Natasha Fletcher being one in the same.

Subject to restrictions as shown of record in Book 8238,Page 176, Book 8423,Page 784, Book 8424,Page 426,Book 8447,Page 635, Register's Office of Davidson County, Tennessee.

Subject to matters appearing on subdivision plat of record in Plat Book 7900, Page 306, Register's Office of Davidson County, Tennessee.

Subject to Charter for Home Owners Association in Book 8425, Page 768, register's Office for Davidson County, Tennessee.

Subject to P.U.D. Boundary in Plat Book 7900, Page 173, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Book 8199, Page 852, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5952 Colchester Drive, Hermitage, TN 37076

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

Witness my hand this 9th day of April, 2004.

Natasha Fletcher

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, **(NATASHA FLETCHER)**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 9th day of April, 2004

Commission expires: 4-18-06

Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN