File No. 70270

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 09:02 2 pgs
Fees:13.00 Taxes:517.63
20070611-0069352

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Latrice Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latrice Fisher	Mortgage & Investment Consultants, Inc.	053 09 0 029.00
(NAME)	(NAME)	
1317 Cheyenne Boulevard	2489 Rice Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Saint Paul, MN 55113	
(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, Patricia R. Fesmire, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latrice Fisher, a single woman, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plat of Sequoia Valley, Section 3, of record in Plan Book 4460, Page 82, Register's Office for said County.

SAID Lot No. 101 fronts 95 feet on the east margin of Cheyenne Boulevard and extends back 240.1 feet on the north line and 175 feet on the south line, to a line on the rear, which is a broken line, on which is measures 119.1 feet.

Being the same property conveyed to Thomas W. Fesmire and wife, Patricia R. Fesmire by deed from Robert L. Finlon, Jr. and wife, Carolyn G. Finlon, dated January 25, 1977 and recorded on February 17, 1977 in Book 5115, page 903, Register's Office, Davidson County, Tennessee and further conveyed to Patricia R. Fesmire by quitclaim deed dated April 28, 1982 and recorded on April 28, 1982 in Book 5878, page 87, said Register's Office.

Subject to restrictions of record in Book 4598, page 384, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1317 Cheyenne Boulevard, Madison, TN 37115
(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 5th day of June, 2007.

Patricia R. Fesmire
Patricia R. Fesmire

File No. 70270
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia R. Fesmire, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2007.

Commission expires:



Notary Public