File No. 280600042

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: Large

(AFFIX SEAL)

NOTARY PUBLIC ROBERTSON COUNTY TENNESSEE

Katherine Thomas
Katherine Lee
9 Dec 11

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian R. Fager	Vision Mortgage Professionals, Inc., TN #3026	Map 095-15-0-018.00
(NAME) 620 Ermac Drive	(NAME) 155 Legends Drive, Suite P	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Merle Randall Howard, Trustee of The Merle Randall Howard Revocable Trust**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christian R. Fager, unmarried and Corey Fager, unmarried**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of The Highlands, as of record in Plat Book 2663, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Merle Randall Howard, Trustee of The Merle Randall Howard Revocable Trust by Deed dated August 31, 2006 from Randall Bowen Johnson of record in Instrument number 20060906-0110038, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2663, Page 127, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ■ property, known as 620 Ermac Drive, Nashville, TN 37214
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/12/08 09:07 2 pgs
Fees:13.00 Taxes:351.50

20080812-0082735

Witness our hands this 23rd day of July, 2008.

Merle Randall Howard, Trustee of The Merle Randall Howard Revocable Trust

By: _____
Merle Randall Howard, Trustee

Attest: _____

STATE OF ~~CALIFORNIA~~ Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Merle Randall Howard with whom I am personally acquainted and who proved himself/herself to be the Trustee of The Merle Randall Howard Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of July, 2008.

Commission expires: 5-14-2011

_____
Notary Public

File Number: 288600042

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.