File No. 290700738

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,000.00**

Jarisa Marie Fitch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090060157 DEEDWARR
Recvd: 09/02/09 10:05 2 pgs
Fees:13.00 Taxes:529.10
20090902-0082296

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jarisa Marie Fitch | Guaranty Trust Co. | 01807001100 |
| (NAME) 207 Isaac Drive | (NAME) P.O. Box 1218 | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Murfreesboro, TN 37133 | |
| (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, **Kristi D. Riley, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jarisa Marie Fitch, a married woman,** hereinafter called the grantee(s), Her 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. 7, on the plan of Connell Estates, Section 1, as shown on plat of record in Plat Book 2900, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Kristi D. Riley, an unmarried woman by deed from Mary Jane Balthrop-Hanks fka Mary Jane Beaird fka Mary Jane Chrisman fka Mary Jane Garrison and husband, Sherman D. Hanks of record in Instrument 20050908-0107959 on 09/06/2005 and filed for record on 09/08/2005, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 2900, Page 15, said Register's Office; (3) Restrictions of record in Book 2927, Page 581, said Register's Office; (4) Railroad Easement of record in Book 1974, Page 281, said Register's Office.

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 207 Isaac Drive, Goodlettsville, TN 37072
(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), Her 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), Her 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/our hands this 31st day of August, 2009.

Kristi D. Riley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kristi D. Riley, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2009.

Commission expires: 1/11/11

Notary Public

**File Number: 290700738**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY