WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$221,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120025780 DEEDWARR
Recvd: 04/09/12 15:24 2 pgs
Fees:13.00 Taxes:819.55
20120409-0030279

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Fletcher	Mortgage Investors Group	
(NAME)	(NAME)	
1102 Sunnymeade Drive	8320 East Walker Springs Ln #200	**Map 61-15**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	**Parcel 164.00**
(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, **AMY JO FISHER, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN FLETCHER,** 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:

unmarried

Land in Davidson County, Tennessee being Lot No. 3 of Block "A" on the Map of Sunnymeade Subdivision, of record in Book 843, pages 4 and 5, Register's Office for said county, which is the same as Lot No. 3 of Block "A" on the Revised Plan of Sunnymeade Subdivision, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Said Lot No. 3 fronts 61.2 feet on the southerly side of Golf Club Drive or Sunnymeade Avenue and runs back between lines, 140 feet on the easterly line and 142.2 feet on the westerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Amy Jo Fisher by deed from Christopher M. Beals and Jacqueline M.S. Beals, recorded as Instrument No. 20080204-0011273, Registers' Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 975, pages 56 and 57, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1102 Sunnymeade Drive, Nashville, TN 37216**

(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 30th day of March, 2012.

Amy Jo Fisher
by Debbie Guthery Owen, AIF

Amy Jo Fisher
By: Debbie Guthery Owen, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **30th day of March, 2012**, before me personally appeared, **Debbie Guthery Owen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Amy Jo Fisher** and acknowledged that she executed the same as the free act and deed on behalf of **Amy Jo Fisher.**

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2012.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public