WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120042525 DEEDWARR
Recvd: 06/08/12 12:28 2 pgs
Fees: 13.00 Taxes: 374.44
20120608-0050300

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,200.00

Brandee Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2012.

Sheri L. Morgan
Notary Public

MY COMMISSION EXPIRES: 2/18/13

(AFFIX SEAL)

SHERI L. MORGAN NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES FEBRUARY 18, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie A. Brown	NEW OWNER	15011000600
(NAME)	(NAME)	
1420 Arbor Knoll Blvd	3140 Towne Village Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch. TN 37013	
(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, we, **Nora I. Fish and David L. Fish, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julie A. Brown and Jon D. Brown, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 24 on the Plan of Towne Village of the Country, Section One, as of record in Plat Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nora I. Fish by Deed from David L. Fish, Jr., dated 12/08/1995 and filed for record on 12/18/1995 in Book 9890, Page 284, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 55, Plat Book 5200, Page 56, said Register's Office.

Restrictions of record in Book 5289, Page 687, said Register's Office.

Deed of Conveyance of record in Book 5866, Page 45, 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 3140 Towne Village Road, Antioch, TN 37013
(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/or 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/or 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 our hands this 6TH day of JUNE, 2012.

Nora I. Fish

David L. Fish

State of Tennessee
County of Wilson

Personally appeared before me Nora I. Fish and David L. Fish, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122