WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023454 DEEDWARR
Recvd: 04/07/14 15:20 2 pgs
Fees:13.00 Taxes:614.20

20140407-0029019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Rita Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2014

Notary Public:

MELISSA BITCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Comm. Expires August 20, 2014

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leslie Will	Academy Mortgage Corporation	Parcel ID:
228 Windsor Chase Ct.	1220 East 7800 South	064160E00200CO
Hermitage, TN 37076	Sandy, UT 84094	

FOR AND IN 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

Stephen W. Fisher and wife, Cristin L. Fisher

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leslie Will , an unmarried 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 Davidson County, Tennessee, being all of Unit 2, in Building 1, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Inst. No. 20061025-0132473, and amended in Inst. No. 20061106-0137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Fisher and wife, Cristin L. Fisher by deed from Phillips Builders, LLC, of record in Instrument 20070628-0077280, said Register's Office, dated June 22, 2007.

This conveyance is subject to Restrictive Covenants of record in Instrument 20061025-0132473, amended in Instrument 20061106-0137656, and Instrument 20071105-0130490, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061025-0132473, and amended in Instrument 20061106-0137656, said Register's Office; (3) Easements of record in Instrument 20060809-0097670 and Instrument 20051230-0156496, said Register's Office.

The signature of Stephen W. Fisher and Cristin L. Fisher is signed by their duly appointed Attorney-in-Fact, Troy Charlton, pursuant to the Power of Attorney of record in Instrument _____, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 228 Windsor Chase Ct., Hermitage, TN 37076

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 our hands this 3rd day of April, 2014.

Stephen W. Fisher by Troy Charlton, attorney in fact
Stephen W. Fisher by Troy Charlton,
Attorney in Fact

Cristin L. Fisher by Troy Charlton, attorney in fact
Cristin L. Fisher by Troy Charlton, Attorney
in Fact

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, Troy Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Stephen W. Fisher and Cristin L. Fisher as their Attorney in Fact as the free act and deed of the within named Stephen W. Fisher and Cristin L. Fisher.

Witness my hand and official seal at Nashville, Tennessee the 3rd day of April, 2014.

My Commission Expires: 8/23/16

Patricia Nicholls
Notary Public

