Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Ste. C
Hendersonville, TN 37075
14-4044

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of May, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Robert S. Hite
642 Albany Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
Robert S. Hite
642 Albany Dr.
Hermitage, TN 37076

MAP-PARCEL:
075080033.00

WARRANTY DEED

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,

Gerald T. Fisher and wife, Nancy W. Fisher

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert S. Hite

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN LAWRENCE COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Regsiter's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Gerald T. Fisher and wife, Nancy W. Fisher on 10/18/1988 by deed from Mark G. Fisher, filed for record on 10/20/1988 in Book 7682, page 573, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **642 Albany Dr., Hermitage, Davidson County, 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 my hand this 29th day of May, 2014.

Gerald T. Fisher

Gerald T. Fisher

Nancy W. Fisher

Nancy W. Fisher

BILL GARRETT, Davidson County
Trans:T20140039887 DEEDWARR
Recvd: 06/06/14 08:49 2 pgs
Fees:13.00 Taxes:490.25
20140606-0049197

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald T. Fisher and wife, Nancy W. Fisher**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of May, 2014.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY