WARRANTY DEED

File #14063895

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hale and Jessica Hale	NEW OWNER	086-11-0A-055.00
(NAME) 627 Rockwood Dr	(NAME) 627 Rockwood Drive	
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140044044 DEEDWARR
Recvd: 06/20/14 16:08 2 pgs
Fees:13.00 Taxes:210.16
20140620-0054264

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, I/WE, **Donald W. Fisher, Married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Hale and Jessica Hale,** married 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:

Being Unit No. 2, Building 3, on the plan of Revised Phase 2 &2A Hermitage Woods Condominium Apartments, as the same appears of record in Plat Book 4860, Page 62-64 and Plat Book 4675, Page 36-38, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Donald W Fisher by deed from Dare Keech FKA Dare Sheriff, Unmarried, dated 03/20/2013, of record in Instrument No. 20130322-0028387, said Register's Office.

****Also included in this conveyance is Garage Number 3-2-G, A Limited Common Element for the exclusive use of the occupant of said unit.****

****This was neither the principal residence of the grantor, nor his spouse, nor any dependents****

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 4860, Page 62-64, said Register's Office.; Any and all matters as set forth in the plat of record in Plat Book 4675, Page 36-38, said Register's Office.; Anchor Easement as of record in Book 5578, Page 752, said Register's Office.; Charter of Hermitage Woods Community Services Association as of record in Book 4753, Page 101, said Register's Office.; Charter of Raintree Village Homeowners Association of record in Book 5088, Page 854, said Register's Office.; Deed waiving and abolishing the Horizontal Property Regime as of record in Instrument No. 20040428-0047940 and amended in Instrument No. 20040826-0103606, said Register's Office.; Master Deed and Bylaws establishing a Horizontal Property Regime for Hermitage Woods, Phase II (Raintree Village) as of record in Book 4753, Page 140, and amended in Book 4980, Page 378, Book 5165, Page 781, and Book 5172, page 77, said Register's Office.; Revised Bylaws as of record in Book 5122, Page 878, Book 6229, Page 970, and Book 10382, Page 596, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **627 Rockwood Dr, Hermitage,TN,37076**
(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 our hands this 18th day of June, 2014.

Donald W. Fisher

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Donald W. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of June, 2014.

Commission expires:

8/16/17

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENT TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130