BILL GARRETT, Davidson County
Trans:T20140053794 DEEDWARR
Recvd: 07/25/14 09:28 2 pgs
Fees:13.00 Taxes:629.00
20140725-0066160

# WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Knox sc

The actual consideration or value, ~~whichever~~ is greater, for this transfer is **$170,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2014.

Notary Public

My commission expires: 04.02.2017
(AFFIX SEAL)

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Anthony R. Carter** | Guaranty Trust Company | **Map 064-16-0-E,Parcel 116.00CO** |
| **305 Griffin Place** | 316 Robert Rose Drive | |
| **Hermitage, TN 37076** | Murfreesboro TN 37129 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jeffrey S. Fisher, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anthony R. Carter**

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 Unit No. 116 in Building 31 on the Plan of The Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions Restrictions and By-Laws of The Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061025-0132473, amended and restated in Instrument No.20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Townhomes of Truxton Village, shown on Exhibit "A-1" to the Declaration of Covenants of record in Instrument No. 20061025-0132473, amended and restated in Instrument No.20061106-0137656 and further amended in Instrument No. 20071105-0130490-, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being the same property conveyed to Jeffrey S. Fisher, unmarried, by Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated October 20, 2007, of record in Instrument No. 20071221-0146518, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Jeffrey S. Fisher, pursuant to a Power of Attorney executed by same on the 17th day of July, 2014, of record in Instrument No. 20140722-0066159, Register's Office for &*v28& County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**2) Declaration of Covenants, Conditions, Restrictions and By-Laws of The Townhomes of Truxton Village, of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee.**

**3) Charter of The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee.**

**4) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001208-0121300, Register's Office for Davidson County, Tennessee.**

**5) Stormwater Detention Agreement of record in Instrument No. 20051230-015496, Register's Office for Davidson County, Tennessee.**

**6) Conveyance of common area to The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061106-0137657, Register's Office for Davidson County, Tennessee.**

**7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (_X__) Unimproved (____) property, known as **305 Griffin Place, 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 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/our hand(s) this **21st** day of **July, 2014.**

By: Cory Willms
Attorney-in-Fact

**Jeffrey S. Fisher**
By: Cory Willms, 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 aforesaid, the within named Cory Willms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Jeffrey S. Fisher, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Jeffrey S. Fisher for the purpose therein contained, by signing the name of Jeffrey S. Fisher by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July 21, 2014..

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-19-16