WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075444 DEEDWARR
Recvd: 09/03/15 14:47 2 pgs
Fees:13.00 Taxes:832.48
20150903-0090092

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August 2015

Notary Public

MY COMMISSION EXPIRES: 4/19/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karen Davis-Clare	CMG Mortgage, Inc.	098 05 0A 119.00
(NAME)	(NAME)	
5660 Chestnutwood Trail	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Four Thousand Nine Hundred Ninety-Five And No/100 Dollars ($224,995.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Fisher and Amanda Fisher, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Davis-Clare, a single 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 Lot No. 128 on the Plan of Hampton Hall, Section Four of record in Plat Book 11700, Page 2, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John A. Burnworth, married by Warranty Deed from Felicity Roswell dated August 31, 2009 and recorded September 1, 2009 in Instrument No. 20090901-0082004, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Anthony Burnworth by Quitclaim Deed from Jennifer Lee Burnworth dated August 21, 2012 and recorded August 21, 2012 in Instrument No. 201208210075149, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Elizabeth Cash, Substitute Trustee dated September 17, 2013 and recorded September 26, 2013 in Instrument No. 20130926-0101294 pursuant to a foreclosed Deed of Trust dated August 31, 2009 in

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Instrument No. 20090901-0082005 by John A. Burnworth and Jennifer Burnworth, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian Fisher and Amanda Fisher, husband and wife by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America dated December 16, 2013 and recorded January 17, 2014 in Instrument No. 20140117-0004863, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5660 Chestnutwood Trail, 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, has 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 31st day of August, 2015.

Brian Fisher

Amanda Fisher

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brian Fisher and Amanda Fisher, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

File Number: MTJ-153656

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122