Return to!

MTJ-153648

This instrument prepared by & ~~return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2015, by and between Tonya Dennis, unmarried, party of the first part, and Brian Paul Fisher and Amanda Nicole Fisher, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 101 on the Plan of Phase Four, Section Three, The Meadows of Seven Points (erroneously referred to as Pint in prior deed), of record in Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Tonya Dennis, formerly known as Tonya Hutchinson by virtue of that certain Quit Claim Deed dated December 10, 2009, at Instrument No. 20091216-0114521 and Quit Claim Deed dated January 11, 2007 at Instrument No. 20070226-0023515 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20040921-0113530, Book 11670, Page 822 and Book 11670, Page 837; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tonya Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tonya Dennis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150076013 DEEDWARR
Recvd: 09/08/15 09:40 2 pgs
Fees:13.00 Taxes:1287.60
20150908-0090825

New Owner
Property Owner & Address: Brian Paul Fisher and Amanda Nicole Fisher

Tax Parcel No 098130C13200CO

Property Address: 2105 Amanda Meadows Ct
Hermitage, TN 37076

MAIL TAX
BILLS TO: Wilson Bank & Trust
623 W. Main St.
Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $348,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2015.

Notary Public

My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY