WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/15 14:42 3 pgs
Fees:18.00 Taxes:518.00
20150930-0099502

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-25-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. McGann	Bank of America N.A.	
(NAME)	(NAME)	
324 Lawndale Dr	2000 Clayton Road	MAP&PARCEL 12005015200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Concord , CA 94520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James P. Fisher**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas J. McGann**, hereinafter called the GRANTEE(S), his heirs and/or 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 part of Lot Number 422 on the plan of Glengarry Park, Section 4, as of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 422 fronts 80 feet on the easterly margin of McDonald Drive and runs back 243.5 feet on the northerly line and 243 feet on the southerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to James P. Fisher by Quitclaim Deed from Patsy Sue Fisher, dated 3/10/1994, recorded 5/19/1995 of record in Book 9676, Page 643, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James P. Fisher and wife, Peggy Fisher by Warranty Deed from A. K. Butner, Jr. and wife, Patricia Anne Butner, dated 8/3/1978, recorded 8/4/1978 of record in Book 5321, Page 86, in the Register's Office for Davidson County, Tennessee. James P. Fisher and Peggy Fisher divorced as evidenced in Docket No. 88D-912, in the Circuit Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters shown on the plat of record in Plat Book 2900, Page 72, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 414 McDonald Drive, Nashville, TN 37217

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 September, 2015.

James P. Fisher

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Fisher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2015.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

