WARRANTY DEED

R & R to: Box 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.12.17

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lexi Vernaglia	First Community Mortgage, Inc.	08603005500
(NAME) 1748 Ridgemere Court	(NAME) P.O. Box 55066	
(ADDRESS) Hermitage , TN 37076	(ADDRESS) Little Rock, AR 72215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lexi Vernaglia, a single person, HEREINAFTER CALLED THE GRANTEE, HER 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. 51 on the Plan of Ridgemere Subdivision of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth Morton Fisher by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7733, Page 306, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Kenneth Morton Fisher and wife, Rita Fisher of record in Book 7826, Page 687, said Register's Office. Kenneth Morton Fisher predeceased Rita Fisher in 1991. Rita (Jean) Fisher died December 12, 2014, testate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, declared her estate insolvent and the property to be brought into the estate to be sold at public auction by Peggy D. Mathes, Administrator to the Estate of Rita Jean Fisher.

Being the same property conveyed to Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015, with full power to transfer, sell and convey without the joinder of any beneficiaries by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Rita Jean Fisher dated, April 28, 2015 and recorded on April 30, 2015 in Instrument No. 20150430-0038850, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RIDGEMERE OF RECORD IN PLAT BOOK 6250, PAGES 937, 938 AND 939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantor named herein*****

BILL GARRETT, Davidson County
Trans: T20160006860 DEEDWARR
Recvd: 01/26/16 14:56 2 pgs
Fees: 13.00 Taxes: 832.50
20160126-0007548

unimproved ☐

This is improved ☑ property, known as 1748 Ridgemere Court, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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, her 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 hand this 20th day of January, 2016.

Wayne Stevens, Trustee of the 1748 Ridgemere Court
Trust, a Land Trust Agreement dated March 28, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

