WARRANTY DEED

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ferrante' Clemmons	Ferrante' Clemmons	08614000100
(NAME)	(NAME)	
15 Lake Forest Drive	15 Lake Forest Drive	Davidson County DEEDWARR Recvd: 02/22/16 16:12 3 pgs Fees:18.00 Taxes:110.63 **20160222-0016924**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **John Fisher**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ferrante' Clemmons and Manish Kharat**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land, situated and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 550 on the Plan of Tulip Grove Subdivision, Section 9, as of record in Book 4675, Page 135, Register's Office for said County.

Being the same property conveyed to John Fisher by Quitclaim Deed from Alisa Fisher as of record in Instrument No. 20160222-0016883 Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to John Fisher and wife, Alisa Fisher by Deed dated 12/17/1991 from James W. Fuller, Jr. of record in Book 8603, Page 707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable; All matters as set forth per Book 4675, Page 135; Restrictive Covenants of record in Book 4846, Page 924, 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 4782 Trenton Drive, 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(S), their 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), their 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 19th day of February, 2016.

John Fisher

State of Tennessee
County of Wilson

Personally appeared before me John Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2016.

Notary Public
My Commission Expires: 5/3/16

KIMIE PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

