WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/16 10:04 2 pgs
Fees:13.00 Taxes:1964.70
20160929-0102649

165626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Catherine Annette Ellis	BancorpSouth Bank	160 11 0A 066.00
(NAME)	(NAME)	
240 Ashington Ct.	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thirty-One Thousand And No/100 Dollars ($531,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine L. Fisher and Thomas W. Fisher, III, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Catherine Annette Ellis, a married 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. 66 on the Plat of the Hemmingwood Phases II, III and IV, of record in Plat Book 6900, Page 6, 7 and 8, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Katherine L. Johnston and Thomas W. Fisher III, wife and husband by Warranty Deed from Frederick H. Talbot, Trustee and Sylvia R. Talbot, Trustee of the Frederick and Sylvia Talbot Revocable Living Trust dated January 13, 2014 and recorded January 15, 2014 as Instrument No. 20140115-0004005, in said Register's Office for Davidson County, Tennessee.

The said Katherine L. Johnston having since married Thomas W Fisher III and is now known as Katherine L. Fisher

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.

File Number: MTJ-165626FC

unimproved ☐

This is improved ☒ property, known as 240 Ashington Ct., Brentwood, TN 37027

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 27 day of Sept, 2016

Katherine L. Fisher

Thomas W. Fisher, III

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Katherine L. Fisher and Thomas W. Fisher, III, wife and husband, the 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 27th of September, 2016.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018