WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170043217 DEEDWARR
Recvd: 05/22/17 10:37 2 pgs
Fees:13.00 Taxes:887.63
20170522-0050433

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/16/2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jackie Fisher	new owner	**72-8-184**
(NAME)	(NAME)	
2315 Fernwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171094

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, B & N Construction, LLC, a Tennessee limited liability company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jackie Fisher, unmarried , 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. 238 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 61 feet on the east side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to B & N Construction, LLC, a Tennessee limited liability company by Warranty Deed from Donald J. Evans, Administrator of the Estate of Sharon Marie Evens, deceased, dated August 18, 2016, of record in Instrument No. 20160822-0087466, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2315 Fernwood Drive, Nashville, TN 37216
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of May, 2017

B & N Construction, LLC

BY:_____
Tony Newberry, Member Manager

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tony Newberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member Manager (or other officer authorized to execute the instrument) of B & N Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member Manager (or other authorized officer).

Witness my hand, at office, this 17th of May, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

