WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049244 DEEDWARR
Recvd: 06/09/17 08:38 2 pgs
Fees:13.00 Taxes:1128.13
20170609-0057809

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills, 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryan T. Fisher and Latita P. Fisher		126 16 0A 359.00
(NAME)	(NAME) Suntrust Mortgage	
1205 Widewater Court	(ADDRESS) 1001 Semmes Avenue	
(ADDRESS)	Richmond, VA 23224	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Four Thousand Nine Hundred And No/100 Dollars ($304,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elijah Manor and wife, Andrea Manor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan T. Fisher and Latita P. Fisher, husband and wife**, 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:

Being Lot No. 490 on the Final Plan of Riverwalk, Phase 2-B, as shown by plat appearing of record in Instrument Number 20041020-0126319, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Elijah Manor and wife, Andrea Manor by Warranty Deed from Corinthian Custom Homes, Inc. dated March 17, 2006 and recorded March 22, 2006 as Instrument No. 20060322-0032829, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1205 Widewater Court, Nashville, TN 37221

File Number: GRN-173729SSO

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 6 day of JUNE, 2017

Elijah Manor

Andrea L. Manor

Andrea Manor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elijah Manor and wife, Andrea Manor, 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 6th of June, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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