AWYER'S ESCROW SERVICE, INC.
021 RICHARD JONES ROAD, SUITE 220
ASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049350 DEEDWARR
Recvd: 06/09/17 10:12 2 pgs
Fees:13.00 Taxes:869.50
20170609-0057958

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Colby W. Fisher	First Community Mgt	98 - 5A - 24
(NAME)	(NAME)	
6205 Hampton Hall Way	PO Box 291205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171198

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, John Correnti, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Colby W. Fisher, a single man, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 137, on the Resubdivision of Lot 137, Hampton Hall, which is of record in Book 11190, Page 60, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to John Correnti by Warranty Deed from Eric C. Wakefield and wife, Robyn K. Wakefield, dated June 4, 2007 and filed of record in Instrument No. 20070612-0070394, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 10278, page 257, amended in Book 10301, page 184, Book 10444, page 460, and Book 10640, page 947, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 6205 Hampton Hall Way, Hermitage, TN 37076
(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 8th day of June, 2017

John Correnti

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Correnti, the within named 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, at office, this 8th of June, 2017

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017