WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050620 DEEDWARR
Recvd: 06/14/17 09:18 2 pgs
Fees:13.00 Taxes:1171.42
20170614-0059501

P-DP-17-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,~~600.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Fisher and Autumn Rain Fisher	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
2520 Devon Valley Drive	**761 Old Hickory Blvd., Suite 400**	**142-16-0D-025.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(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 consideration, the receipt of which is hereby acknowledged, **CARRIE C. GAUCHAT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL FISHER AND WIFE, AUTUMN RAIN FISHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Final Plat, Devon Valley, Phase I of record in Plat Book 7900, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carrie C. Gauchat, unmarried by Warranty deed from Bettye A. Green, a single woman of record in Instrument No. 20101222-0101850 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 22, 2010.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 458;
- Covenants, Conditions and Restrictions of record in Book 7517, Pages 283 & 483, as amended in Book 7517, Page 367;
- Covenants, Conditions and Restrictions of record in Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 600, Book 9492, Page 594 and Book 10692, Page 750;
- By-Laws of record in Book 7517, Page 347 (part of Book 7517, Page 283), Book 8180, Page 232 and Book 10692, Page 753;
- Restrictions of record in Instrument No. 20101222-0101850, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2520 Devon Valley Drive , Nashville, Tennessee 37221**.

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 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 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/our hand(s) this the 30th DAY OF MAY, 2017.

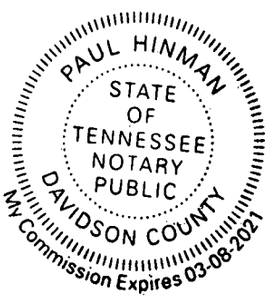
Carrie C. Gauchat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE C. GAUCHAT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212