# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061278 DEEDWARR
Recvd: 07/18/17 11:47 2 pgs
Fees:13.00 Taxes:455.10
20170718-0072201

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DELWANA H. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frederick R. Fisher Jr. | Eagle Home Mortgage | Map 108-3-A |
| (NAME) | (NAME) | |
| 936 Patio Drive | 15550 Lightwave Drvie, Ste 200 | Parcel 1900 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Clearwater, FL 33760 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca Burrum Baldwin, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frederick R. Fisher Jr., an unmarried 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:

Land in Davidson County, Tennessee Being Unit 19, Lot 13 on the Condominium Site Plan of Phase Two, Section Three, Patio Villa, of record in Plat Book 5200, page 495, and described in Master Deed establishing a Horizontal Property Regime of Patio Villa Condominiums, as of record in Book 5970, page 829, corrected in Book 6014, page 978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof..

Being the same Property conveyed to Rebecca Burrum Baldwin, an unmarried woman by Warranty Deed from Joan C. Wallace, an unmarried woman on October 30, 2016 and filed for record on November 1, 2016 in Instrument No. 20161101-0115287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 936 Patio Drive, Nashville, TN 37214
(House Number) (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 we do covenant with the said GRANTEES 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 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 my/our hands this 14th day of July, 2017.

Rebecca Burrum Baldwin
Rebecca Burrum Baldwin

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## ACKNOWLEDGEMENT

State of Tennessee
County of Davidson

Personally appeared before me Rebecca Burrum Baldwin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2017.

Notary Public

My Commission Expires: _____

File No.: 38036

