Bill Garrett Davidson County
Batch# 21501 DEEDWARR
11/02/2017 02:39:58 PM 2 pgs
Fees: $13.00 Taxes: $595.70
20171102-0112686

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James C. Black
2569 Stinson Road
Nashville, TN 37214

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Dr., Ste. 101
Murfreesboro, TN 37129

MAP/PARCEL 084-16-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Fletcher and Virginia J. Fletcher, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James C. Black and Jennifer Black, husband and wife, hereafter called the GRANTEES,** theisr heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hargis Heights of record in Plat Book 974, Page 82, 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 Robert P. Fletcher and wife, Virginia J. Fletcher by Warranty deed from Victor Mark Consulo A/K/A Victor M. Consulo and wife, April Michelle Consulo of record in Instrument No. 20100629-0050631 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on June 29, 2010.

This is improved property known as: **2569 Stinson Road, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 27th day of October, 2017.

WITNESS MY HAND on this the 18th day of October, 2017

Robert P. Fletcher

Virginia J. Fletcher

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert P. Fletcher and Virginia J. Fletcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of October, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-18-18

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $161,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No: 17080