Bill Garrett Davidson County
Batch# 68945 DEEDWARR
03/14/2018 10:01:27 AM 2 pgs
Fees: $13.00 Taxes: $1,472.23
20180314-0024028

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 42189

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson (T.B.)

The actual consideration or value, whichever is greater, for this transfer is **$397,900.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018.

Notary Public

My commission expires: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Courtney McAlister Fischer **Gregory Scott Fischer**	New Owner	**155-16-0-A-227.00co**
816 Meadow Ridge Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luther T. McKnight, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney McAlister Fischer and Gregory Scott Fischer, wife and husband

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 Lot No. 83 on the Plan of Traceside, Section Eight, as of record in Book 9700, Pages 659, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Luther T. McKnight, by Warranty Deed dated December 23, 2009, from Marc L. Bloomstein and wife, Nancy N. Bloomstein, of record in Instrument No. 20100107-0001345, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Book 9700, Page 659, said Register's Office.**

2) **Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9236, Page 504, and as amended and restated in Book 9435, Page 493, and further amended in Book 9677, Page 675, said Register's Office.**

3) **By-Laws of Traceside Homeowners' Association, Inc., of record in Book 9668, Page 899, and see letter to HOA of record in Instrument No. 20001114-0112667, said Register's Office.**

4) **Charter of Traceside Homeowners' Association, Inc., of record in Book 9668, Page 894, said Register's Office.**

5) **Easement for Right-of-Way of record in Book 3533, Page 299, said Register's Office.**

6) **Conveyance of Common Area to Traceside Homeowners' Association, Inc., of record in Instrument No. 20000329-0031449, said Register's Office.**

This is improved property, known as **816 Meadow Ridge Court, Nashville, TN 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 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 hand(s) this **9th** day of **March, 2018.**

Luther T. McKnight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luther T. McKnight, a married man,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **March, 2018.**

Notary Public

My Commission Expires: 1/17/21

