Bill Garrett Davidson County
Batch# 76841 DEEDWARR
04/06/2018 10:26:40 AM 2 pgs
Fees: $13.00 Taxes: $576.83
20180406-0032395

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 162090A05000C0

NAME & ADDRESS OF NEW OWNER:
Caleb Fisher and Julia Fisher
5510 Country Dr Apt. 50
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ALEX JONES AND WIFE, AMBER R. LOWE NKA AMBER R. JONES** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CALEB FISHER AND JULIA FISHER, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A certain codominium apartment in Davidson County, TN, described as Unit No. 50 of Hickory Valley Condominiums, Phase 2, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase 2, recorded in Book 4460, page 133, of the Register's Office of Davidson County, Tennessee and described in Master Deed recorded in Book 4659, page 32 and amended in Book 4937, page 429, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Alex Jones, unmarried and Amber R. Lowe, unmarried as tenants in common with right of survivorship, by Warranty Deed from Jackie Tune, unmarried, dated October 26, 2007, appearing of record in Instrument No. 20071031-0128393, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5510 Country Dr., Apt. 50, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2 day of April, 2018.

Alex Jones

Amber R. Jones

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alex Jones and Amber R. Jones, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 5-15-21

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$160,000.00~~ $155,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 5-15-21

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

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