Bill Garrett Davidson County
Batch# 79745 DEEDWARR
04/11/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20180411-0034075

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$392,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 10, 2018

Notary Public

MY COMMISSION EXPIRES : 03.21.2022

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Oliver Arrellano	OLIVER ARRELLANO	
(NAME)	(NAME)	098 13 0C 132.00
2105 Amanda Meadow Court	2105 AMANDA MEADOW CT.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-TWO THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Paul Fisher and Amanda Nicole Fisher

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

Oliver Arrellano Rayo and Karla V. Torres Iazo, husband and wife

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:

Being Lot No. 101 on the Plan of Phase Four, Section Three, The Meadows of Seven Points (erroneously referred to as Pint in prior deed), of record in Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Brian Paul Fisher and Amanda Nicole Fisher husband and wife by deed from Tonya Dennis, unmarried, of record in Instrument No. 20150908-0090825, dated August 31, 2015, in Davidson County Register's Office in TN.

Subject to:
General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 098 13 0C 132.00.If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Book 11670 Page 822, Book 11681, page 411, Book 11738, page 776, Instrument No 20030922-0139925, said Register's Office.
Matters shown on the Plan of record Instrument No 20040921-0113530, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2105 Amanda Meadow Court, Hermitage, TN 37076**
(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 our hands this **10th day of April, 2018.**

Brian Paul Fisher
Brian Paul Fisher

Amanda Nicole Fisher
Amanda Nicole Fisher

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Brian Paul Fisher and Amanda Nicole Fisher** the within named Sellers 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 for the purposes therein contained.

Witness my hand at office on **10th day of April, 2018.**

Notary Public. My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY