WARRANTY DEED

Bill Garrett Davidson County
Batch# 88290 **DEEDWARR**
05/04/2018 12:41:47 PM 2 pgs
Fees: $13.00 Taxes: $1,382.88

20180504-0042852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sye Thomas Hickey	new owner	082130b001000
(NAME)	(NAME)	
917 9th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael P. Fisher and Alaina B. Fisher, F/K/A Alaina L. Bean, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sye Thomas Hickey, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 1 and the limited common elements appurtenant thereof, of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, and an undivided interest in and to the common elements appurtenant thereto and as shown by Final Plat, Ireland Street 28, of record in Instrument No. 20040405-0037953, 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 Michael P. Fisher, unmarried and Alaina L. Bean, unmarried, tenants in common with Rights of Survivorship, by Special Warranty Deed from Community First Bank & Trust, of record in Instrument No. 20120925-0087242, of record in the Register's Office for Davidson County, Tennessee. The said grantees having since married.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT, WHICH IS EXHIBIT "A" IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF IRELAND 28 CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20040416-0043331, AND AMENDMENT THERETO IN INSTRUMENT NO. 20040429-0048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ALSO SUBJECT TO RIGHTS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THE AFOREMENTIONED INSTRUMENTS, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 917 9th Ave. N, Nashville, TN 37208
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 30th day of April, 2018.

Michael P. Fisher

Alaina B. Fisher

STATE OF TENNESSEE

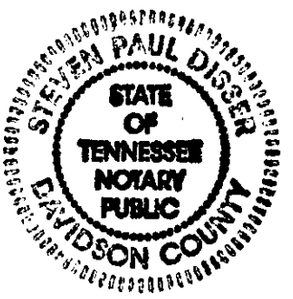
COUNTY OF DAVIDSON

On this 30th day of April, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael P. Fisher and Alaina B. Fisher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115