WARRANTY DEED

Bill Garrett Davidson County
Batch# 102004 DEEDWARR
06/07/2018 01:27:19 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20180607-0054848

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Glenn H Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Glenn H.Fisher and Rebecca A Fisher	SAME	26-1-33
(NAME) 1321 Dalemere Dr	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181521

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Living Trust , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Glenn H. Fisher and Rebecca A. Fisher, 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. :

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 12, of Block "F" on the Map of Roscoe Place as of record in Book 843, page 72, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Drake Street and runs back between parallel lines, along the westerly margin of Hudson Avenue, 150 feet to a dead line.

Being the same property conveyed to Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Living Trust by deed from Goodlettsville Cumberland Presbyterian Church, Inc., dated June 13, 2012, of record in Instrument No. 20120621-0054578, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 202 Drake Street, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of June, 2018

Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Living Trust

BY: Michael J. O'Neal

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of June, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021