THIS INSTRUMENT WAS PREPARED BY
RETURN TO:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 114280 **DEEDWARR**
07/10/2018 10:39:26 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180710-0066425

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/3/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Fisher	NEW OWNER	MAP & PARCEL
39 Ashington Lane		160-11-0A-115.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kimberly Shadwick Hales, f/k/a Kimberly A. Savona**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James K. Fisher and Nina Q. 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 Lot No. 115 on the Plan of Revised, Hemmingwood, Phase IV of record in Plat Book 6900, Page 574, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly A. Savona by Warranty deed from Patricia Ledford, unmarried of record in Instrument No. 20130214-0015284 Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 14, 2013 and Scrivener's Affidavit recorded on March 04, 2013, in Instrument No. 20130304-0021265. Kimberly A. Savona and Kimberly Shadwick Hales are one and the same person

Eddie Hales joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Kimberly Shadwick Hales.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **39 Ashington Lane, Brentwood, TN 37027.**

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 my hand this the 9th day of July, 2018.

Kimberly Shadwick Hales

Kimberly Shadwick Hales f/k/a Kimberly A. Savona

Eddie Hales

STATE OF TENNESSEE
COUNTY OF WILILAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Shadwick Hales** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of July, 2018.

My Commission expires: 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Hales the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of July, 2018.

My Commission expires: 11/3/20

Notary Public