WARRANTY DEED

Bill Garrett Davidson County
Batch# 129169 DEEDWARR
08/15/2018 11:07:56 AM 2 pgs
Fees: $13.00 Taxes: $429.20

20180815-0080720

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
McEachron Family Trust	McEachron Family Trust	162-01-0-030.00
(NAME)	(NAME)	
7011 Lee Road	7011 Lee Road	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy Fisher, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen Taylor, Jr., Trustee of the McEachron Family Trust,** 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. 8 on the plan of Bakewood Heights Subdivision as of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Peggy Fisher By Quitclaim Deed from Marvin Alton Maxwell and Peggy M. Fisher, dated September 7, 2005 and filed for record September 13, 2005 as Instrument No. 20050913-0110259 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 294 April Lane, Nashville, TN 37211

(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 my/our hands this 13th day of August, 2018.

Peggy Fisher

State of Tennessee
County of Davidson

Personally appeared before me Peggy Fisher, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201808008

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY