WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168721 DEEDWARR
11/30/2018 08:41:48 AM 2 pgs
Fees: $13.00 Taxes: $1,288.34

20181130-0116716

R-VRES-18-109

DONNA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Amyx	**Same as New Owner**	
(NAME)	(NAME)	**131-03-0G-005.00-CO**
PO Box 7755		
(ADDRESS)	(ADDRESS)	
Spanish Fort, AL 36577		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA YOUNG, MARRIED AND THOMAS C. FISHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE AMYX, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. E, together with the appurtenant interest in the common elements of Westover Plantation Condominium horizontal property regime established by Master Deed, of record in Book 6380, page 833 and amended in Book 6549, page 344 and in Book 8622, page 194, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 3 on the Plan of Westover Plantation of record in Plat Book 6250, page 122 as amended in Book 6664, page 910 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Viet H. Nguyen, an unmarried person and Melissa A. Fisher, an unmarried person and Thomas C. Fisher, married by Warranty deed from Meghan E. Lite, unmarried of record in Instrument No. 20060125-0009336 Register's Office for Davidson County, Tennessee, dated January 23, 2006 and recorded on January 25, 2006.

Being the same property conveyed to Melissa Fisher by Quitclaim deed from Viet Huu Nguyen of record in Instrument No. 20080922-0096583 Register's Office for Davidson County, Tennessee, dated August 22, 2008 and recorded on September 22, 2008, and corrected by Scrivener's Affidavit recorded simultaneously herewith at Inst. No. 20181130-0116714, said Register's Office.

The said Melissa Young is one and the same as Melissa Fisher and Melissa A. Fisher.

The above-described property is not the primary or marital residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 6250, Page 122, amended in Book 6664, Page 910, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Westover Plantation Condominiumof record in Book 6380, Page 833, amended in Book 6549, Page 344 and Book 8622, Page 194, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6716, Page 151, in the Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed of record in Book 6380, Page 864, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4113, Page (s) 565 and 569, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Westover Park Court, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 28th DAY OF NOVEMBER, 2018.

Melissa Young by Thomas C. Fisher as Attorney in Fact

Melissa Young by Thomas C. Fisher as Attorney in Fact

Thomas C. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS C. FISHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELISSA YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA YOUNG.

Witness my hand and official seal, this the 28th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS C. FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212