Karen Y Johnson Davidson County
Batch# 169998 DEEDWARR
12/04/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,773.22
20181204-0118327

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
B18-2435

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,250.00

Affiant

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of December, 2018

Notary Public

Commission Expires: 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Black and Ellen Black 1518A Wendell Avenue Nashville, TN 37206	Ameris Bank 1800 Parkway Place, Ste 820 Marietta, GA 30067	073-13-0I-002.00-CO

WARRANTY DEED

FOR AND IN 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,

Whitney M. Fisher, an unmarried woman, and Keagan J. Fisher, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Black and Ellen Black, 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 Unit B of the Homes at 1518 Wendell, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 1518 Wendell, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160216-0014497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 1518 Wendell, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160216-0014497 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Aspen Construction Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Keith Smotherman and wife, Keeva Smotherman of record in Instrument No. 20151211-0124752 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 11, 2015.

Being the same property conveyed to Whitney M. Fisher, an unmarried woman by Warranty Deed from Aspen Construction Investments, LLC a Tennessee limited liability company, dated March 3, 2017, and recorded March 3, 2017, of record in Instrument Number 20170303-0021406 and corrected by Scrivener' s Affidavit in Instrument Number 20170320-0026627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kiwi Investments, LLC, a TN limited liability company by Quitclaim Deed from Whitney M. Fisher, an unmarried woman dated March 31,

2017, recorded April 3, 2017 of record in Instrument No. 20170403-0032191, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Whitney M. Fisher, unmarried and Keagan J. Fisher, unmarried, as tenants in common with right of survivorship by Quit Claim deed from Kiwi Investments, LLC, a TN limited liability company of record in Instrument No. 20180430-0040276 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 30, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1518A Wendell Avenue, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of December, 2018.

Whitney M. Fisher

Keagan J. Fisher

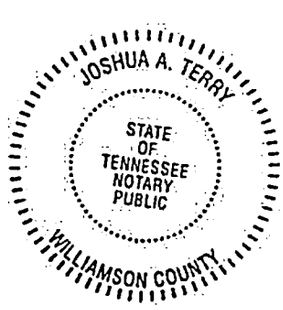
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

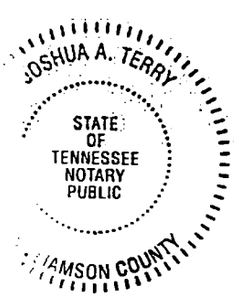
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Whitney M. Fisher and Keagan J. Fisher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of December, 2018

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)





Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

