Karen Johnson Davidson County
Batch# 236663 DEEDWARR
05/30/2019 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20190530-0051384

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Victor Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MAY, 2019

Ashlee D Page
Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Victor Fletcher	SEND TAX BILLS TO: Victor Fletcher	MAP-PARCEL NUMBERS
(NAME)	(NAME)	04915001000
3437 Tisdall Drive	3437 Tisdall Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, **Michelle Harris, a single person** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Fletcher, a single person ,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 10A on the Plan of Zone Lot Division of Lot 10, Deer Meadows Subdivision, Phase I of record in Plat Book 6200, Page 91, 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 Michelle N. Harris by virtue of that certain Quit Claim Deed dated May 23, 2006, and being of record at Instrument No. 20060608-0067873 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Patricia R. Wingfield and Michelle N. Harris by virtue of CASH Deed dated July 31, 1996 at Book 10143, Page 210 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6143, Page 141, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3437 Tisdall Dr. Whites Creek, TN 37189
(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 hand this 29th day of May, 2019.

Michelle Harris

Michelle Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michelle Harris**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2019.

Ashlee Page

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019