WARRANTY DEED

Karen Johnson Davidson County
Batch# 274301 DEEDWARR
08/21/2019 08:31:32 AM 2 pgs
Fees: $13.00 Taxes: $607.72

20190821-0083744

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: March 05, 2023 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily A. ~~Loazon~~ LAUZON	NEW OWNER	043140C059.00
(NAME)	(NAME)	
1937 Lombardia Ln.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Toni Jynn Fisher, an unmarried woman** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily A. ~~Loazon~~, unmarried woman,** 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: LAUZON

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of Lanier Park Townhomes, as shown on Exhibit A. of Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes, of record in Instrument No. 20080804-0079771, in the Register's Office for Davidson County, Tennesee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Toni Jynn Fisher, an unmarried woman by Warranty Deed from Affordable Housing Resources, Inc. dated July 11, 2017 and of record in Instrument No. 20170714-0070932 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1937 Lombardia Ln., Madison, TN 37115
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20080804-0079771, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-EXIT-19-1937

Toni Jynn Fisher

State of Tennessee
County of Rutherford

Personally appeared before me Toni Jynn 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 16th day of August, 2019.

KRISTIN L BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23363