WARRANTY DEED

Karen Johnson Davidson County
Batch# 294345 DEEDWARR
10/01/2019 03:19:24 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20191001-0100148

O-RA-19-3513

DANA DELWORTH 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 $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF SEPTEMBER, 2019.

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)
Gregory L. Davis	**US Bank, N.A.**	
(NAME)	(NAME)	
3513 Rainwood Drive	**PO Box 7298**	**050-10-0C-337.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Springfield, OH 45501-7298**	
(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, **ALLISON A. FISHER (FORMELY KNOWN AS ALLISON A. WILLIAMS), A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY L. DAVIS,** 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 Lot No. 67 on the Plan of Final Plat of Chesapeake Homes, Section 6, Phase 1, of record in Plat Book 2011026-0117230, Page , in the 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 Allison A. Williams, an unmarried woman by Warranty deed from Habitat for Humanity of Greater Nashville of record in Instrument No. 20130703-0068751 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013. Allison A. Williams having since married and now known as Allison A. Fisher. **James A. Fisher, Jr. joins in the execution of this Instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.**

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument Number 20011026-0117230, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011025-0117084, amended in 20030611-0080742 and rerecorded in Instrument Number 20030625-0087223, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Book 6031, Page 486 and Instrument Number 20030430-0057659, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010628-0068560 and Instrument Number 20010801-0081581, Regsiter's Office for Davidson County, Tennessee.
- Subject to terms, conditions and restrictions in Instrument Number 20090413-0032846, Register's Office for Davison County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20060628-0077212, Regsiter's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3513 Rainwood Drive, Nashville, Tennessee 37207**.

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 26 DAY OF SEPTEMBER, 2019.

Allison A. Fisher

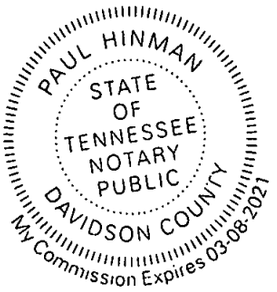
James Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON A. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

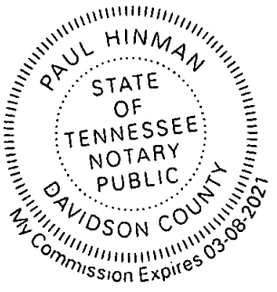


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 26 of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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