Karen Johnson Davidson County
Batch# 318339 DEEDWARR
11/22/2019 08:54:16 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13
20191122-0120653

WARRANTY DEED

JOHN GLEAVES 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
|$$294,900.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF November,2019.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-3-22
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 033
James Fisher, Jr. 106 Ivy Hill Lane Goodlettsville, Tennessee 37072	New Owner	GROUP 03 0B PARCEL 003.00

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, we,

Leigh Anne Pennington, unmarried and Heather Pennington, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Fisher, Jr. and Alison Fisher, 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 Lot No. 3 on the Plan of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leigh Ann Pennington and Heather Pennington, by Quitclaim Deed from Rebecca Pennington, dated March 5, 2019 and filed of record as Instrument No. 20190313-0023186, in the Register's Office or Davidson County, Tennessee.

Being the same property conveyed to Leigh Ann Pennington and Rebecca Pennington and Heather Pennington, by Warranty Deed from Beazer Homes Corp, dated October 18, 2005 and filed of record as Instrument No. 20051024-0127595, in the Register's Office or Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **106 Ivy Hill Lane, Goodlettsville, Tennessee 37072.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 20th day of November, 2019.

Leigh Anne Pennington

Heather Pennington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Leigh Anne Pennington**, with whom I am personally acquainted, (or who 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, at office, this 20th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Heather Pennington**, with whom I am personally acquainted, (or who 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, at office, this 20th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027