WARRANTY DEED

19-CD-613

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08. 2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Grayson Parker Terrell	Franklin Synergy Bank	161 09 0A 033.00
(NAME)	(NAME)	
4817 Bevendean Dr.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Whitney P. Fischer, an unmarried woman and Ashley N. Fischer, an unmarried woman, tenants in common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Grayson Parker Terrell, single man**, 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 Townhome Unit No. 4817 aka Lot 43, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being known as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Whitney Fischer, unmarried woman and Ashley Fischer, unmarried woman, tenants in common with right of survivorship by Warranty Deed from Jeff Radabaugh and Diane Radabaugh, husband and wife dated January 2, 2015 and recorded January 2, 2015, as Instrument No. 20150102-0000309, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 321207 DEEDWARR
11/27/2019 09:09:02 AM 2 pgs
Fees: $13.00 Taxes: $1,046.73
20191127-0122666

File Number: FND-1910573SSO

unimproved ☐
This is improved ☒ property, known as 4817 Bevendean Dr., Nashville, TN 37211

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 our hands this 25 day of November, 2019

Whitney P. Fischer
Whitney P. Fischer

Ashley N. Fischer
Ashley N. Fischer

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Whitney P. Fischer, an unmarried woman Ashley N. Fischer, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1910573SSO