THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123710

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 331351 DEEDWARR
12/18/2019 09:16:10 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20191218-0130445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $237,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Peterson 1033 Saddlestone Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-12-0B-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James D. Fisher, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Peterson, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Tulip Grove, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161123-0123638, amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JAMES D. FISHER, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180213-0014242, dated February 9, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 086-12-0B-005.00 CO.

Matters shown on the Plan of record in Instrument No. 20161123-0123502, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161123-0123638, amended in Instrument no. 20161123-0124072 and Instrument No. 20161130-0125792, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems, contained in instrument of record in Instrument No. 20160407-0033392, said Register's Office.

This is improved property located at 1033 Saddlestone Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2019.

James D. Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James D. Fisher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2019.

Notary Public

My Commission Expires: _____

