2157-20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,500.00.

Andrew Wade Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2022
(AFFIX SEAL)

MELODY M JENKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

Karen Johnson Davidson County
Batch# 373114 DEEDWARR
03/16/2020 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,470.75
20200316-0029128

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Wade Fisher and Megan Mulligan Fisher	Wilson Bank & Trust	Parcel ID: 071 11 0 058.00
(NAME) 1420 Meridian Street	(NAME) 1436 W. Main Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Lebanon, TN 37087	
(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, **Gloria Gordon and Michael Gordon, wife and husband, as Tenants in Common with Right of Survivorship and Michele Gordon, a married woman, as Tenants in Common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Wade Fisher and Megan Mulligan 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 part of the Old George's Scruggs tract of land and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the Southeast corner of the A.L. Rawls tract; running thence Westwardly 300.0 feet, more or less with Rawl's South line to the Northeast corner of the lot of land conveyed by Overall to. C.W. Dews and wife by deed of record in Book 533, Page 156, Register's office for said county; thence with said Daw's East line Southerly 50.0 feet to the point being the Southwest corner of this lot hereon conveyed and the Northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawl's tract 300.00 feet, more or less to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

Being the same property conveyed to Thomas Flood, a single man by Warranty Deed from Simone F. Loughlin, a single woman dated June 26, 2014 and recorded July 03, 2014 as Instrument No. 20140703-0059024, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gloria Gordon and Michael Gordon, Wife and Husband and Michele Gordon, a Married Woman, as Tenants in Common with Right of Survivorship by Warranty Deed from Thomas Flood, a Single Man dated January 03, 2018 and recorded January 09, 2018 as Instrument No. 20180109-0002797,

in said Register's Office for Davidson County, Tennessee. *Affidavit of Scrivener's Error recorded February 08, 2018 as Instrument No. 20180208-0012913, 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.

unimproved ☐
This is improved ☒ property, known as 1420 Meridian Street, Nashville, TN 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 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 12th day of March, 2020

Gloria Gordon

Michael Gordon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gloria Gordon and Michael Gordon, wife and husband , 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 12th of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MATTHEW C PIETSCH

in said Register's Office for Davidson County, Tennessee. *Affidavit of Scrivener's Error recorded February 08, 2018 as Instrument No. 20180208-0012913, 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.

unimproved ☐
This is improved ☒ property, known as 1420 Meridian Street, Nashville, TN 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 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 12th day of March, 2020

Michele B Gordon

Michele Gordon

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michele Gordon , 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 12th of March, 2020.

Notary Public

My Commission Expires: April 12, 2024

(SEAL)

PHILLIP J PUGYAO NOTARY PUBLIC UNION COUNTY, NC MY COMMISSION EXPIRES Apr 12 2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

