Karen Johnson Davidson County
Batch# 380526 DEEDWARR
04/01/2020 12:06:15 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20200401-0034992

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carol J. Haddon 202 Drake St. Goodlettsville, TN 37072	Carol J. Haddon 202 Drake St. Goodlettsville, TN 37072	026010-033.00

THIS INDENTURE, made this 31st day of March, 2020 between

Glenn H. Fisher and Rebecca A. Fisher, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Carol J. Haddon, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 12, of Block "F" on the Map of Roscoe Place as of record in Book 843, page 72, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Drake Street and runs back between parallel lines, along the westerly margin of Hudson Avenue, 150 feet to a dead line.

Being the same property conveyed to Glenn H. Fisher and Rebecca A. Fisher, husband and wife by Warranty Deed dated 6/5/2018 from Michael J. O'Neal, Trustee of the Michael J. O'Neal Revocable Living Trust of record in Instrument No. 20180607-0054848, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 202 Drake St., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Glenn H Fisher
Glenn H. Fisher

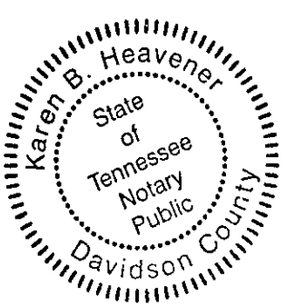
Rebecca A. Fisher
Rebecca A. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Glenn H. Fisher & Rebecca A. Fisher, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $250,000.00.

Glenn H Fisher
Affiant

Sworn to and subscribed before me, this 31st day of March, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

