WARRANTY DEED

Karen Johnson Davidson County
Batch# 488460 DEEDWARR
10/02/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20201002-0114179

J. ANDREW WILEY 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 $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: NOV 08 2021
(AFFIX SEAL)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-86681-MC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Fisher	New Owner	
(NAME)	(NAME)	
2012 Strombury Drive		086080A04800CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Robert House, a married man and Wife, Michelle House**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Fisher, an unmarried adult**, hereinafter called the GRANTEE(S), his/her/their 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. 455 on the Plan of Camden Woods, Phase III-A, a Planned Unit Development of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert House, unmarried by Warranty Deed from Mark Oyston, unmarried,, dated 03/28/2016 and recorded 03/29/2016, of record in Instrument 201603290029405, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 7620, Page 561 and Amendment Declarations of record in Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Instrument 200809240096976, Instrument 201209040079787, Instrument 201209040079788 and Instrument 201407070059383, Register's Office for Davidson County. Tennessee. Charter of Camden Woods Homeowners Association of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee. Corporate Bylaws of Camden Woods Homeowners Association of record in Book 7620, Page 583, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2012 Strombury Drive, Hermitage, TN 37076

This is improved ☒ 2012 Strombury Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2020.

Robert House

Michelle House by Robt House, as Attorney in Fact
Michelle House

State of FLORIDA
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert House, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2020.

Notary Public:
My Commission Expires: 12/27/21

MARYLINE LOWE
Notary Public - State of Florida
Commission # GG 167658
My Comm. Expires Dec 27, 2021
Bonded through National Notary Assn.

who appeared before me by means

State of FLORIDA
County of Orange

who appeared before me by means of physical presence

On this 30th day of September, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert House, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Michelle House, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202010020114178

Witness my hand and Official seal this 30th day of September, 2020.

Notary Public:
My Commission Expires: 12/27/21

MARYLINE LOWE
Notary Public - State of Florida
Commission # GG 167658
My Comm. Expires Dec 27, 2021
Bonded through National Notary Assn.

who appeared before me by means of physical presence

File No.: 898218
Warranty Deed TN

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

