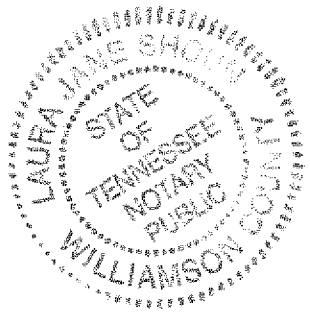
Karen Johnson Davidson County
Batch# 509376 DEEDWARR
11/05/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20201105-0129935

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Craig Milner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/20/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, ,

File No.: TN-2020-7431-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Craig Milner	Craig Milner	150-07-0-249.00
(NAME)	(NAME)	
101 Allenhurst Drive	101 Allenhurst Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Nine Thousand And No/100 Dollars ($129,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM HOWARD FISHER, JR., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG MILNER AND, 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:

Being lot Number 12-A on the Plan of Zone Lot Dividsion, Lot No 12, Lakeshore Woods, Section 2, of record in Plat Book 6250 at page 481, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Howard Fisher, Jr.by Quitclaim Deed dated December 13, 2003 from Shelby G, Pogue of record in Instrument Number 20030623-0086238 of the Davidson County, Tennesse Records.

unimproved ☐
This is improved ☒ property, known as 3305 Oak Trees Court, Antioch, TN 37013
(House No.) (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 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 9 day of October, 2020.

William Howard Fisher, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of October 2020, before me personally appeared William Howard Fisher, Jr. to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9 day of October 2020.

Commission Expires: 11/26/24

Notary Public

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24