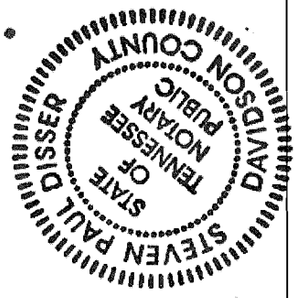
Karen Johnson Davidson County
Batch# 528686 DEEDWARR
12/10/2020 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20201210-0144410




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$860,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of NOVEMBER, 2020.

Notary Public

My commission expires: 3/8/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MICHAEL P. FISHER AND ALAINA B. FISHER** | New Owner | **032-00-0-037.00** |
| **1338 Campbell Road** | | |
| **Goodlettsville, TN 37072** | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ARTHUR THOMAS MOORE AND SUE ELLEN MOORE, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MICHAEL P. FISHER AND ALAINA B. 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:

**Land in the 10th Civil District of Davidson County, Tennessee, being described according to a survey made by Z. J. Wilkinson, dated November 6, 1962, and additional survey dated November 18, 1966, as follows:**

**BEGINNING at a point in the center of Campbell Road, at the southwest corner of Lot No. 4, on the Plan of Cole Lands, as of record in Book 58, page 547, Register's Office for said county; thence along the westerly line of said lot and along a fence, North 1 deg. East 520 feet to a point; thence leaving said line, North 89 deg. West 373 feet to an iron; thence South 10 deg. West 223.5 feet to a 6 inch elm; thence South 20 deg. East 110.8 feet to a stake; thence South 1 deg. 30' West 279 feet to a bolt in the center of Campbell Road; thence with the center of same as follows:**
**North 55 deg. 30' East 71 feet to a point; thence North 70 deg. East 100 feet to a point; North 83 deg. East 10 feet to a point; South 89 deg. East 127 feet to the point of beginning, Containing 4.8 acres, more or less.**

**The above legal description has been modified by Memorandum of the Davidson County, Tennessee Chancery Court's Orders and Final Judgment Regarding the Captioned Litigant's Property Line Dispute of record in Instrument No. 20071012-0121560, said Register's Office.**

**Being the same property conveyed to ARTHUR THOMAS MOORE AND SUE ELLEN MOORE, HUSBAND AND WIFE, by deed from AMY JOHNSON TOWER, of record in Instrument No. 20170614-0059604, dated June 13, 2017, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1338 Campbell Road, Goodlettsville, TN 37072.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 30 day of November, 2020.

**ARTHUR THOMAS MOORE**

Sue Ellen Moore
**SUE ELLEN MOORE**

State of Tennessee )

County of Davidson )

On this 30th day of November, 2020, before me personally appeared, **ARTHUR THOMAS MOORE AND SUE ELLEN MOORE, HUSBAND AND WIFE** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON