Karen Johnson Davidson County
Batch# 1041999 DEEDWARR
08/24/2023 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230824-0066102

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

G-P-23-07017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Spencer Harwood and Kristen Golden Harwood	First Merchants Bank	
(NAME)	(NAME)	
7017 Bay Cove Trail	200 East Jackson Street	**141-11-0A-068.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Muncie IN 47305	
(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 consideration, the receipt of which is hereby acknowledged, **DREW FISHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM SPENCER HARWOOD AND KRISTEN GOLDEN HARWOOD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 169 on the Plan of Rolling River Estates, Phase IV, of record in Plat Book 5200, Page (s) 184 and 185, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 80.0 feet on the Northerly margin of Bay Cove Trail and extends back 182.02 feet on the Easterly line and 180.96 feet on the Westerly line to a dead line in the rear, measuring 80.01 feet thereon.

Being the same property conveyed to Drew Fisher, unmarried by Warranty deed from William A. Boutwell and wife Carolyn C. Boutwell now known as Carolyn Boutwell Westerman of record in Instrument No. 20180516-0046723 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 16, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 184 and 185, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689 and Book 5463, Page 238, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671, amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4259, Page 651, in the Register's Office for Davidson County, Tennessee.
- Conveyance for Common Areas, Open Space, Roadways, Park Areas, Access Public Utility Easement of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7017 Bay Cove Trail, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 21st DAY OF AUGUST, 2023.

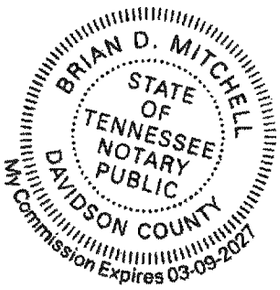
Drew Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DREW FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/21/2023.

D. Shayne Adair

8/23/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 23 day of August 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026