# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF FEBRUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Fischer & Ford Group, LLC** | **OWNER** | **135-10-0-C-001.00 CO** |
| (NAME) | (NAME) | |
| **1321 Murfreesboro Road, #520** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ransom Park, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fischer & Ford Group, LLC**, 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:

**Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Ransom Park, Section One of record in Instrument No. 20011023-0115381, Register's Office for said County, to which reference is made for a more complete description.**

**Being part of the same property conveyed to Ransom Park, Inc. by deed of record in Instrument 20010129-0008616, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.**

unimproved ☒

This is improved ☐ property, known as **1853 Olive Circle, Nashville, TN 37217**

(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 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.


Davidson County DEEDWARR
Recvd: 02/24/05 11:47 2 pgs
Fees:13.00 Taxes:111.00
20050224-0020490

Witness our hands this 18th day of February, 2005.

Ransom Park, Inc.

By: James M. Fischer

James M. Fischer, Jr., President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James M. Fischer, Jr., with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Ransom Park, Inc., a corporation, and that he as such President by signing the name of the corporation by himself as President.

Witness my hand and seal at Antioch, Tennessee, this 18th day of February, 2005.

Commission expires: 8/20/07

Lori Holloway

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE