WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Glenna Baker Gershowitz, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/05 10:05 2 pgs
Fees:13.00 Taxes:1228.40
20051013-0123367

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna Baker Gershowitz, Trustee	SAME	Map 104-13-A
(NAME) 401 Bowling Avenue	(NAME)	Parcel 46
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **ERIC FISCHER AND WIFE, KRISTEN MCEVOY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENNA BAKER GERSHOWITZ, TRUSTEE OF THE GLENNA BAKER GERSHOWITZ REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTEE, HER 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 Building Site No. 46 on the Plan of Richmeade Place, Section Three, of record in Plat Book 5050, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Fischer and Kristen McEvoy by deed from Bret L. Perisho and wife, Rebecca S. Perisho, of record in Instrument #20010702-0070191, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5050, page 19, said Register's Office; (c) restrictive covenants of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office; and (d) Bylaws of record in Book 5213, page 945, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue, Nashville, TN 37205
(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.

Witness our hands this 12th day of October, 2005.

Eric Fischer by KM Montgomery, Attorney in Fact
Eric Fischer By Kevin D. Montgomery,
Attorney in Fact

Kristen McEvoy by KM Montgomery, Attorney in Fact
Kristen McEvoy By Kevin D. Montgomery,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2005, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eric Fischer and Kristen McEvoy, and who acknowledged that he executed the same as the free act and deed of Eric Fischer and Kristen McEvoy.

Witness my hand and seal this 12th day of October, 2005.

Commission expires:

KATHY SNIDER NOTARY Exp. 5/26/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public