WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 16:02 2 pgs
Fees:13.00 Taxes:5920.00

20051020-0126902

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH** DAY OF **OCTOBER, 2005.**

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: ~~August 20, 2007~~ 7/24/2008

(AFFIX SEAL)

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
John Rudd	New Owner	**132-07-0-006.00**
(NAME)	(NAME)	
4200 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(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, **James M Fischer, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Rudd**, 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 parts of Lots Nos., 6 and 7 on the Map of the May Overton Estate, as of record in Book 421, Page 162, Register's Office for said County, and being part of the land marked "Stamps Property", shown on the Plan of Southmeade, Section II, as of record in Book 2133, Page 64, Register's Office for said County, and being described according to a plat prepared by W.W. Turner Company, Engineers dated March 30, 1953, as follows:
Beginning at an iron pin the east margin of Franklin Road, 144.6 feet south from a concrete monument set in the beginning of a curve into a 50 foot roadway shown on the Plan of Southmeade, Section II, as of record in Book 2133, Page 64, Register's Office for said County; thence easterly 521.6 feet to a point in the west line of Lot No. 9 on said Southmeade, Section II, said point being 170 feet south of the south margin of said Roadway; thence North 3° 57' East 170 feet to the south margin of said Roadway; thence with the south margin of said Roadway, North 86° 03' West 524.6 feet to a point which is the beginning of a curve; thence with said curve, having a radius of 25.0 feet, a distance of 44.0 feet to a point in the east side of Franklin Road; thence with the east side of Franklin Road, 7° 08' East 144.6 feet to the point of beginning.

Being the same property conveyed to James M Fischer, Jr. by deed of record in Book 7288, Page 366, 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 **4200 Franklin Pike, Nashville, TN 37204**

(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 **my/our hand(s)** this **14th day of October, 2005**.

James M Fischer, Jr.

State of Tennessee County of Davidson

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

Witness my hand and official seal at Antioch, Tennessee, this 14th day of October, 2005.

Commission expires: 8/20/07

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN