Davidson County DEEDWARR
Recvd: 01/29/09 13:00 2 pgs
Fees:13.00 Taxes:148.00
20090129-0007728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Elizabeth Watson
Affiant

Subscribed and sworn to before me, this 26th day of January, 2009.

HALE E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 8/23/11

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 East Main Street
Hendersonville, TN 37075
(615) 724-7100

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin Prince	**NEW OWNER**	**082-04-0-087.00**
1017 N. 5th Street		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Cheyenne Mingnon Fisher and Quan Fisher

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

Justin Prince, single

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:

BEING LOT NO. 126 IN SHARPE & CRUTCHER'S ADDITION TO EDGEFIELD (NOW EAST NASHVILLE), A PLAN OF SAID ADDITION BEING OF RECORD IN BOOK 57, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS FIFTY FEET ON THE EAST SIDE OF NORTH FIFTH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 23RD DAY OF JULY, 2008 IN INSTRUMENT NO. 20080723-0075445; QUITCLAIM DEED FROM CHEYENNE MINGNON FISHER AND ESTHER ALMEDA PARKER TO AUDREY JOHNSON AS RECORDED ON THE 27TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070227-0024069; QUITCLAIM DEED FROM MAGGIE RAMSEY TO AUDREY JOHNSON, CHEYENNE MINGNON FISHER AND ESTHER ALAMEDA PARKER AS RECORDED ON THE 27TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070227-0024068 AND LAST WILL AND TESTAMENT AS RECORDED ON THE 24TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070124-0009899 (DOCKET #05P-1818), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 1017 N. 5th Street, Nashville, TN 37207.

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 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 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 26th day of January, 2009.

Cheyenne Mingnon Fisher

Quan Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of January, 2009.

Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
505 EAST MAIN STREET
HENDERSONVILLE, TN 37075