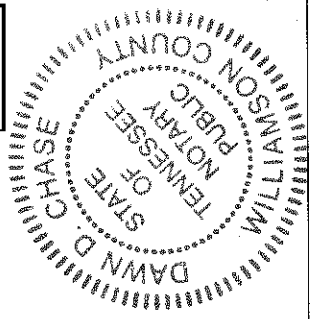
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/11 12:51 3 pgs
Fees:18.00 Taxes:1017.50
20110509-0035433



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **May, 2011.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Fisher		103160A03600CO
(NAME) 1084 Tasso Rd NE	(NAME) Same	
(ADDRESS) Cleveland TN 37323	(ADDRESS)	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anne C. Sheffer**, a married woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard A. Fisher**, a married man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 206, as shown on the 2nd Revised plan of Rokeby Condominium Apartments of record in Book 5050, page 16, as amended on the plan of the 2nd Floor of Rokeby of record in Book 5060, page 105, both in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated and made a part hereof by reference.

Grantor(s) do hereby assign to Grantee(s) all their right and interest in parking space No. 50 a limited common element included in the description referenced in deed of record in Book 8759, page 44, said Register's Office.

Being the same property conveyed to Anne C. Sheffer, a married person, by Warranty Deed from William F. Coleman and wife, Lisa A. Coleman, dated January 28, 2000 and filed of record in Instrument Number 20000207-0012265, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR GRANTOR'S SPOUSE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3901 West End Avenue #206, Nashville, TN 37205

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, hia heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this **4th** day of **May**, **2011.**

Anne C. Sheffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Anne C. Sheffer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **May**, **2011**.

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris
Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).