BILL GARRETT, Davidson County
Trans:T20120022562 DEEDWARR
Recvd: 03/28/12 12:56 2 pgs
Fees:13.00 Taxes:969.40
20120328-0026450

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Fischer and Laura M.S. Fischer	Regions Mortgage	11503000700
(NAME)	(NAME)	
804 Belton Drive	2050 Parkway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Justin Eoff and and wife, Courtney Eoff**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul D. Fischer and Laura M.S. Fischer**, husband and wife, 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. 297 on the Plan of Brook Meade, Section IX, of record in Book 2331, pages 34 and 35, 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 Justin Eoff and wife, Courtney Eoff, by Warranty Deed from Tara E. Cavazos, dated September 26, 2000 and filed on September 28, 2000 in Instrument Number 20000928-0096059, Register's Office of Davidson County, Tennessee.

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 804 Belton Drive, 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 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, has 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 **23rd** day of **March, 2012**

Justin Eoff

Courtney Eoff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Justin Eoff and Courtney Eoff**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **March, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON