(2)

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $90,000.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2012. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua D. Fisher **Dorothea Fisher**	**New Owner**	**MAP\PARCEL 043-05-0-233.00**
690 Bixler Avenue		
Madison, TN 37115		

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,

Dorman H. Kepple, unmarried

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

Joshua D. Fisher, an unmarried man and Dorothea Fisher, an unmarried woman

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. 15 of Block "B" on Map of Cedarcrest Estates, as shown on plat of record in Book 974, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Being the same property conveyed to Dorman H. Kepple and Margaret Kepple, husband and wife, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20100216-0011737, Dated December 31, 2009, Register's Office for Davidson County, Tennessee. Dorman H. Kepple and Margaret Kepple have since divorced and all right, title and interest was vested solely in Dorman H. Kepple as per the Final Decree of Divorce of record in Instrument No. 20120040090939, Register's Office for Davidson Cou

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 974, Page 15, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 690 Bixler Avenue, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20120075373 DEEDWARR
Recvd: 10/04/12 10:42 2 pgs
Fees:13.00 Taxes:333.00
20121004-0090940

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 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 1st day of October, 2012.

Dorman H Kepple
Dorman H. Kepple

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dorman H. Kepple , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2012.

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120726RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027