BILL GARRETT, Davidson County
Trans:T20120097878 DEEDWARR
Recvd: 12/21/12 13:44 2 pgs
Fees:13.00 Taxes:1621.11
20121221-0117952

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1449

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Duke Duczer,** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Tishler, and wife, Sandee S. Tishler,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 of Block No. 4, on the plan of Fairfax Place, Nashville, Tennessee, property of E.L. Hampton as of record in Book No. 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 21 fronts 73 feet on the northerly side of Fairfax Avenue, and runs back between parallel lines 157.25 feet, more or less, to a dead line.

Being the same property conveyed to Stephen Duke Duczer from Stephen Duke Duczer, the sole residuary beneficiary of the estate of Dorothy Evelyn Draughon Cozart, dated April 10, 2008, of record as Instrument No. 20080425-0042188, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 520 Fairfax Avenue, Nashville TN, 37212.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 14th day of December, 2012.

Stephen Duke Duczer

State of Tennessee )
County of Davidson )

On this 14th day of December, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen Duke Duczer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 438,137.00.

Affiant

Sworn and subscribed before me on this the 14th day of December, 2012.

Notary Public

My Commission Expires: _____

KENNETH M. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| John C. Tishler | Owner | 104-11-6 |
| 520 Fairfax Avenue | | |
| Nashville, TN 37212 | | |