Map and Parcel: 105-13-0-056.00

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130090335 DEEDWARR
Recvd: 10/21/13 11:31 2 pgs
Fees:13.00 Taxes:1258.00
20131021-0109587

Address of New Owner(s)
Belmont Real Estate Holdings II
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $340,000.

Affiant

Subscribed and sworn to before me this 14th day of October, 2013.

Notary Public

My Commission Expires Aug. 17, 2015

For and in consideration of the sum of THREE HUNDRED AND FORTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, William F. Fischer and Susan L. Fischer, as husband and wife, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, a Tennessee Limited Liability Corporation, its successors and assigns; (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 337, as shown on the map entitled Resubdivision of part of Belmont Land Company's Subdivision, of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM F. FISCHER, by deed from LOUISE MCKAY N/K/A LOUISE MCKAY SANDERS AND HUSBAND, JAMES C. SANDERS, of record in Book 7762, page 1, dated January 25, 1989, said Register's Office. William F. Fischer and Susan L. Fischer have since married. Susan L. Fischer appointed William F. Fischer as her attorney-in-fact in a limited power of attorney executed on October 9, 2013 which is being recorded contemporaneously with this deed in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property, known as 2107 12th Avenue South, Nashville, Tennessee 37204.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Susan L. Fischer joins in this conveyance to convey any and all rights, including any marital rights, she has in this property.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 18 day of October, 2013.

William F. Fischer
WILLIAM F. FISCHER

Susan L. Fischer by William F. Fischer attorney-in-fact.
SUSAN L. FISCHER by WILLIAM F. FISCHER, attorney-in-fact

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named William F. Fischer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument both in his personal capacity and in his representative capacity as attorney-in-fact for Susan L. Fischer, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 2013.

J. Terry Price
NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires December 6, 2016