Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $304,523.00.

Affiant

Subscribed and sworn to before me this the 6th day of January, 2014.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans: T20140001382 DEEDWARR
Recvd: 01/07/14 14:32 2 pgs
Fees: 13.00 Taxes: 1126.74
20140107-0001817

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Stoecker	MORTGAGE MASTER	
1603 Gartland Ave.	102 Elm ST., 3RD FLOOR	083-10-0-146
Nashville, TN 37206	WALPOLE, MA 02081	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERRY L. FAIR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL STOECKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: MS

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 81 on the Map of Lockeland, or Chadwell Homeplace, as of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee, and being part of Lot No. 25 on the Map of W. R. Cornelius, Jr.'s Subdivision, as of record in Plat Book 57, Page 124, Register's Office for Davidson County, Tennessee, and being known as Lot No. 7 on the unrecorded subdivision of the above property by Floyd T. Adkisson and described according to a copy of a survey thereof made December 27, 1945, by Pete Meyer, as follows:

BEGINNING at a point in the North margin of Gartland Avenue at the corner of Lot Nos. 6 and 7; thence, with the line between said lots westerly, 55 feet to the corner of Lot Nos. 7 and 8; thence, with the line between said lots, northerly 136.9 feet; thence, easterly 46 feet; thence, northerly 3.4 feet; thence, easterly 8.8 feet to the corner of Lot Nos. 6 and 7; thence, with the line between said lots southerly 141.3 feet to the beginning.

Being the same property conveyed to Kerry L. Fair, single by deed from Duncan Rowe and wife, Jeannie Rowe of record in Instrument Number 20060619-0073135, in the Register's Office for Davidson County, Tennessee, dated June 15, 2006, recorded June 19, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1603 Gartland Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of January, 2014.

Kerry L. Fair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kerry L. Fair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of January, 2014.

Notary Public