Davidson County DEEDWARR
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Fees:18.00 Taxes:2756.50
20140116-0004547

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

RETURN TO / ~~PREPARED BY~~
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 3/561
FTEC File #
(Davidson County File Box 9-B)

39-B
File #13-1391

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 **Martin John Fischer and spouse, Dana Fischer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Corey and wife, Suzanne M. Corey,** 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, described as follows:

Being Lot No. 6 on the Plat of a Resubdivision of Lot 6, Block 9, Woodmont Estates, as of record in Book 4595, Page 194, Register's Office for said County.

Said Lot fronts 189.9 feet on the Southerly margin of Valley Brook Road and extends back 260.3 feet on the Easterly line and 266.71 feet on the Westerly line, which is a broken line to a line on the rear on which it measures 217.40 feet.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is a certain parcel or tract of land conveyed to J. Clark Akers, III, by deed of record in Book 7465, Page 924 described as follows:

Land in Davidson County, Tennessee, being the Easterly 2 feet of Lot No. 6 on the plan of the Resubdivision of Lot No. 6, Block 9, Woodmont Estates, of record in Book 4595, Page 194, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Valley Brook Road, said point being the common front corner of Lot Nos. 5 and 6 on said plan; thence with the margin of Valley Brook Road Westwardly 2 feet to a point; thence, leaving the margin of the said Valley Brook Road along a line parallel to the Easterly line of the said Lot No. 6 S. 15 degrees 52 minutes W. 260.30 feet, more or less, to a point in the rear line of the said Lot No. 6; thence, along the rear line of the said Lot No. 6 Eastwardly 2 feet to a point, said point being the Southeasterly corner of the said Lot No. 6; thence, with the Easterly line of said Lot No. 6 N. 15 degrees 52 minutes E. 260.30 feet to the point of beginning.

Being the same property conveyed to Martin John Fischer by Warranty Deed from D. Mark Wright and wife, Kathy L. Hooper, recorded on the 22nd day of August, 1994 in Deed Book 9442, Page 881, Register's Office of Davidson County, Tennessee.

Dana Fischer, spouse of Martin John Fischer, joins in this conveyance to convey any and all marital rights she may have in said property.

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: 2417 Valley Brook Road, Nashville, TN, 37215.

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 15th day of January, 2014.

Martin John Fischer

Dana Fischer

State of Tennessee)
County of Davidson)

On this 15th day of January, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Martin John Fischer and Dana Fischer, 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: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 745,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of January, 2014.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 3, 2015

NEW OWNER:
John M. Corey
2417 Valley Brook Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-09-70

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

