Davidson County DEEDWARR
Recvd: 02/03/14 14:34 3 pgs
Fees:18.00 Taxes:825.10
20140203-0009494

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is $223,000.00 (Two Hundred Twenty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of January, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

ROBERT J. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Virginia Perkin and James Perkin 5304 Elkins Avenue Nashville,TN 37209	Cornerstone Home Lending, Inc. 100 Winners Circle #160 Brentwood, TN 37027	09115004900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **STANLEY P. FISCHER, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VIRGINIA PERKIN AND JAMES PERKIN, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), 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 the westerly 50 feet of the southerly 150 feet of Block No. 6 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for said County, and the easterly 20 feet of the now abandoned N. C. and St. L. Railroad right of way and more fully described according to a March 8, 1979, survey by John Kohl, II, Tennessee Registered Land Surveyor No. 100, as follows:
Beginning at a point on the northerly margin of Elkins Avenue located westwardly 120 feet from the intersection of the westerly margin of 53rd Avenue North, formerly 12th Street, and said margin of Elkins Avenue, formerly 2nd Avenue said point also being the southwesterly corner of the Mabel L. Crocker property (Book 2198, Page 592, said Register's Office); thence, with the Crocker's westerly property line, northwardly 150 feet to a point in the southerly line of the Roy Elton Beeler property (Book 4958, Page 857. said Register's Office); thence, with Beeler southerly property line and the southerly line of the Ecology Sales, Inc., property (Book 5146, Page 24, said Register's Office), westwardly, crossing the easterly line of said abandoned railroad property at 50 feet, a total distance of 70 feet to a point at the northeasterly corner of the Matthew J. Fetherling property (Book 1224, Page 425, said Register's Office); thence, with Fetherling's easterly property line, formerly the center line of said abandoned railroad right of way, southwardly 150 feet to a point on the northerly margin of Elkins Avenue; thence, with said margin eastwardly 70 feet to the point of beginning.

Being the same property conveyed to Stanley P. Fischer and wife, Janice L. Fischer by deed from Lisa Rene Sawyers Leslie of record in Book 10672, Page 971, Register's Office for Davidson County, Tennessee, further conveyed to Stanley P. Fischer by deed from Janice L. Fischer of record in Instrument Number 20010910-0098061, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

LTSR Number: OTE File: 20140113404

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 5304 ELKINS AVENUE NASHVILLE,TN37209

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 30 day of January, 2014

Stanley P Fischer

Stanley P. Fischer

STATE OF California)
COUNTY OF Los Angeles)

On this 30TH day of January, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stanley P. Fischer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30TH day of January, 2014.

Notary Public

Commission Expires: May 7. 2015

SHIGERU KENNETH HAYAKAWA
Commission # 1932084
Notary Public - California
Los Angeles County
My Comm. Expires May 7, 2015

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

