THIS INSTRUMENT PREPARED BY:

Randle S. Davis, Esq.
150 Fourth Avenue, North, Suite 1850
Nashville, Tennessee 37219-2408
Based upon information supplied
by Grantor.

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**TAX/PARCEL NO.:**
James S. Fuller, Jr. **and spouse, Tina Fuller** **981 General George Patton Road** **Nashville, TN 37221**	**Same**	**Map/Parcel: 142-9-D-16**

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate of Dorothy G. Fisher** (referred to herein as "Grantor") has bargained and by these presents does hereby grant, transfer and convey unto **James S. Fuller, Jr., and spouse, Tina Fuller** (referred to herein as the "Grantee"), as tenants by the entirety, their successors and assigns forever, all of Grantor's right, title and interest, in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit (referred to herein as the "Property"):

(See **Exhibit "A"** attached hereto and made a part hereof by reference.)

This is improved property known as: 981 General George Patton Road, Nashville, TN 37221.

James S. Fuller, Jr., Steven D. Fisher, Troy E. Fisher and Troy E. Fisher, Trustee of the Minor-Grandchild Trust F/B/O Kayla Rene Dent, as contingent devisees of the Property under the Last Will and Testament of the late Dorothy G. Fisher as accepted and duly admitted by the Seventh Circuit Court for Davidson County, Tennessee (Case No. 14P-37), do hereby join in this instrument to grant, transfer and convey unto Grantee any and all of their right, title and interest in and to the Property.

BILL GARRETT, Davidson County
Trans:T20140013109 DEEDWARRSP
Recvd: 02/25/14 12:17 6 pgs
Fees:33.00 Taxes:592.00
20140225-0016093

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise provided on **Exhibit "A"** attached hereto. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said Property to the said Grantee against the lawful claims of all persons claiming under Grantor. 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.

Executed as of the day and date indicated below each signature.

ESTATE OF DOROTHY G. FISHER

By: James S Fuller Jr
Name: James S. Fuller, Jr.
Title: Co-Executor
Date: 2-15-14

By: Steven D. Fisher
Name: Steven D. Fisher
Title: Co-Executor
Date: 2-12-14

James S Fuller Jr
James S. Fuller, Jr.
Date: 2-15-14

Steven D. Fisher
Steven D. Fisher
Date: 2-12-14

Troy E. Fisher
Troy E. Fisher
Date: 2/14/14

Troy E. Fish
Troy E. Fisher, Trustee of the Minor-Grandchild Trust F/B/O Kayla Rene Dent
Date: 2/14/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James S. Fuller, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be one of the Co-Executors of the **Estate of Dorothy G. Fisher** and that they, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Dorothy G. Fisher**.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of Feb., 2014.

7-3-2017
My Commission Expires

COURTNAY PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Steven D. Fisher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be one of the Co-Executors of the **Estate of Dorothy G. Fisher** and that they, as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Dorothy G. Fisher**.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of February, 2014.

April 22, 2014
My Commission Expires

DIANE E. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Diane E. Bennett
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared **James S. Fuller, Jr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of Feb., 2014.

7-3-2017
My Commission Expires

COURTNAY PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared **Steven D. Fisher**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of February, 2014.

Diane E. Bennett
Notary Public

April 22 2014
My Commission Expires

DIANE E. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared **Troy E. Fisher**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2014.

Pam Spears
Notary Public

My Commission Expires 07/06/2015
My Commission Expires

Pam Spears
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Troy E. Fisher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Trustee of the **Minor-Grandchild Trust F/B/O Kayla Rene Dent** created under the Last Will and Testament of the late Dorothy G. Fisher and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said **Minor-Grandchild Trust F/B/O Kayla Rene Dent**.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2014.

Pam Spears
Notary Public

My Commission Expires 07/06/2015
My Commission Expires

Pam Spears
State of Tennessee Notary Public
Davidson County

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00 .

By: James S Fuller Jr
Affiant

Sworn to and subscribed before me this 15th day of FEB, 2014.

Notary Public

5/3/2017
My Commission Expires

COURTNAY PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Property Description/Permitted Liens and Encumbrances

***Property Description:**

Certain tract or parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 981, together with Carport No. 981-C, on the Plan of Section Six, Phase One, River Plantation, according to the Master Deed of record in Book 5794, page 526, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 347, revised in Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to **Dorothy G. Fisher** by warranty deed from **Shelly E. Welsh and Jeffrey K. Richards and Jill A. Richards**, of record in Book 10598, page 643, Register's Office for Davidson County, Tennessee. The said **Dorothy G. Fisher** having died on November 12, 2013, leaving a Last Will and Testament dated April 6, 2006, which was duly admitted to probate by Order dated January 16, 2014,by the Seventh Circuit Court for Davidson County, Tennessee (Case No. 14P-37), naming **James S. Fuller, Jr., and Steven D. Fisher** as the Executors.

[**NOTE:** The above description was derived from the documents supplied by the Grantor.]

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***Permitted Liens and Encumbrances:**

The above described property is subject to the following liens and encumbrances:

1. None.