WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 06/09/14 13:31	5 pgs
Fees:28.00 Taxes:74.00	
20140609-0049955	

The actual consideration or value for this transfer is $ 20,000.00

Glenn Fisher
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 4th day of JUNE, 2014

NOTARY PUBLIC
My Commission Expires: 3-8-2014

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GLENN H. FISHER, &		
REBECCA A. FISHER	New Owner	043-07-0 / 021.00
1321 Dalemere Dr.		044-05-0 / 153.00
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by GLENN H. FISHER and wife, REBECCA A. FISHER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **KEVIN JOSEPH BLANCHETTE**, and, **RONALD JASON BLANCHETTE**, both unmarried, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

GLENN H. FISHER and wife, **REBECCA A. FISHER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above descriptions are the same as in the previous deeds of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with the said GRANTEES 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. 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The properties conveyed herein are transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises, including the following:

2014 Property taxes are to be assumed by the GRANTEES.

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

These are improved properties known as: 200 Bridgeway Ave, Old Hickory, TN 37138.
304 B McArthur Dr; Madison, TN. 37115

Witness our hands this 5th day of JUNE, 2014.

KEVIN JOSEPH BLANCHETTE

RONALD JASON BLANCHETTE

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named KEVIN JOSEPH BLANCHETTE and RONALD JASON BLANCHETTE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 5th day of JUNE, 2014.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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WARRANTY DEED

From:
KEVIN JOSEPH BLANCHETTE
And,
RONALD JASON BLANCHETTE

To: **GLENN H. FISHER**
and wife,
REBECCA A. FISHER

Properties:
200 Bridgeway Ave,
Old Hickory, TN. 37138

and

304 B McArthur Dr.
Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000
johnny@ljelaw.com
www.ljelaw.com

File #14.7343

EXHIBIT "A"

TRACT I

Address: 200 Bridgeway Ave.
Old Hickory, TN. 37138
Tax Map: 044-05-0 / 153.00

Land in Davidson County Tennessee being Lot #45 on the Plan of Hadley Subdivision, as of record in Book 547, page 125, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Newell Avenue, the northeast corner of the property conveyed to W.M. Boyd, by deed from Mrs. W.H. Young, of record in Book 999, page 86, Register's Office for Davidson County, Tennessee, and the southeast corner of the property conveyed to William R. Shipman and wife, by deed from Isolene P. Harlan of record in Book 2881, page 305, said Register's Office; thence with Shipman's southerly line westwardly 48 feet, more or less, to a point; the northwest corner of the property conveyed to W.M. Boyd, Supra; thence continuing with Shipman's line southwardly 58 ½ feet more or less, to a point in the North margin of Old Hickory Boulevard, formerly Bridgeway Avenue; thence with said margin of said Avenue eastwardly 67 feet more or less, to the northwest corner of said Boulevard and Newell Avenue; thence with the southwest margin of Newell Avenue northwestwardly 70 feet, to the point of the beginning.

Being all the same property conveyed to Mary E. Blanchette, and husband, Jean Blanchette, by Warranty Deed from Pearl B. Rogers, a widow, dated August 21, 1970 and of record in Book 4456, page 31, Register's Office for Davidson County, Tennessee. The said Jean Blanchette having died, leaving Mary E. Blanchette as the surviving tenant by the entirety.

Mary E. Blanchette died, testate in Davidson County, Probate case #13P-802, leaving the said property to **Ronald Joseph Blanchette** for life, remainder to **Kevin Joseph Blanchette** and **Ronald Jason Blanchette**, by Item **3.2** of her Last Will and Testament, a Certified copy of which is of record as Instrument #20140520-0043286, Register's Office for Davidson County, Tennessee.

Ronald Joseph Blanchette having died December 3, 2011, (See Davidson County Probate Case 12P-1318, a certified copy of the Order to Probate his estate being of record as Instrument #20140520-0043287, Register's Office for Davidson County, vesting all right title and interest in the herein described property to Kevin Joseph Blanchette and Ronald Jason Blanchette.

Said Property being subject to easement of record in Book 9343, page 119, RODC.

TRACT II

Address: 304-B McArthur Dr.
Madison, TN. 37115
Tax Map: 043-07-0 / 021.00

Land in Davidson County, Tennessee, being Lot No. 126 on the unrecorded plan of Tracts 1 and 13 in the Anderson Estates, said plan being a part of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, and said Lot of said unrecorded plan being described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

EXHIBIT "A" (Continued)

Lot No. 126: Beginning at a point on the westerly margin of McArthur Drive, said point being the common corner of Lots Nos. 125 and 126, and said point being 155.3 feet northerly from a concrete monument located at the northwest corner of the intersection of Roosevelt Avenue and McArthur Drive; thence westerly with the dividing line between said Lots No. 125 and 126, 150 feet to a point, said point being the common corner of Lots Nos. 125, 126, 155 and 156; thence northerly with the dividing line between Lots Nos. 126 and 155, 52.4 feet to a point, said point being the common corner of Lots Nos. 126 and 128, 154 and 155; thence easterly with the dividing line between Lots Nos. 126 and 128, 150 feet to a point on the westerly margin of McArthur Drive; thence southerly with the westerly margin of McArthur Drive, 50 feet to the point of beginning.

Being all the same property conveyed to Mary E. Blanchette, an un-married person, by Warranty Deed from Steve B. Campbell and wife, Alice F. Campbell, dated April 5th 1977 and of record in Book 5141, page 345, Register's Office for Davidson County, Tennessee.

Mary E. Blanchette died, testate in Davidson County, Probate case #13P-802, leaving the said property to **Ronald Joseph Blanchette** for life, remainder to **Kevin Joseph Blanchette** and **Ronald Jason Blanchette**, by Item **3.4** of her Last Will and Testament, a Certified copy of which is of record as Instrument #20140520-0043286, Register's Office for Davidson County, Tennessee.

Ronald Joseph Blanchette having died December 3, 2011, See Davidson County Probate Case 12P-1318, a copy of the Order to Probate his estate being of record as Instrument #20140520-0043287, Register's Office for Davidson County, vesting all right title and interest in the herein described property to Kevin Joseph Blanchette and Ronald Jason Blanchette.

Said property being subject to codes letter filed of record as Instrument 20121011-0093007, Register's Office for Davidson County, Tennessee.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A. Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: July 7 2014

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com

Deed: Blanchette to Fisher