Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARRSP
Recvd: 06/16/14 13:33 3 pgs
Fees:18.00 Taxes:3885.00
20140616-0052297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

S. Scott Fischer, Chief Operating Officer of
Fischer Enterprises, L.L.C.

LORIE L. LARRABEE NOTARY # 13009387 EXP. 10/10/17 PUBLIC STATE OF OKLAHOMA

Subscribed and sworn to before me, this 12th day of June 2014.

Notary Public
My commission expires: 10-10-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Lewis B. James 1255 Goshen Town Rd Hendersonville TN 37075	Same	1040402100

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Fischer Enterprises, L.L.C., an Oklahoma limited liability company hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Lewis B. James and wife Connie M. James 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:

Being Lot No. 6 as shown on the Plan of Belmont Land Company's Subdivision of Lot No. 23 O.B. Hayes' Plan of Large Lots of record in Book 204 Page 207 Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 153- 3/4 feet to an alley.

Being the same property conveyed to Fischer Enterprises, L.L.C. an Oklahoma limited liability company of record in Instrument No. 20120521-0043836 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Belmont Land Company's Subdivision of Lot 23 O.B. Hayes Plan of Large Lots of record in Book 204 Page 207, Register's Office for Davidson County, Tennessee 5) Current Leases

This property is improved property known as 1204 17th Ave S., Nashville, Tennessee 37212

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. Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants to warrant and forever defend the title to the Property to Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or 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.

WITNESS my hand this 12th day of June, 2014.

Fischer Enterprises, L.L.C., an Oklahoma limited liability company

BY: _____
S. Scott Fischer, Chief Operating Officer

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 12th day of June, 2014, by S. Scott Fischer, Chief Executive Officer of Fischer Enterprises, L.L.C., an Oklahoma limited liability company.

LORIE L. LAREAU NOTARY # 13009387 EXP. 10/10/17 PUBLIC STATE OF OKLAHOMA

_____
Notary Public
My Commission Expires: 10-10-17
Commission # 13009387

FILE NO: 08203

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

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County