BILL GARRETT, Davidson County
Trans:T20140051447 DEEDWARR
Recvd: 07/17/14 13:20 2 pgs
Fees:13.00 Taxes:592.00

20140717-0063355

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of July, 2014.

(Affix Seal) Notary Public

My Commission Expires: 5-9-14

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julius D. Fisher	Movement Mortgage	059.15-0A-027.00 CO
3044 Chateau Valley Drive	841 Seahawk Circle	
Nashville, TN 37207	Virginia Beach, VA 23452	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Edith Lewis Howell, formerly Edith C. Paritz and husband Napoleon Howell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julius D. Fisher, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3044 Chateau Valley Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot 27 on the Plan of Château Valley, Phase 1, of record in Book 6900, page 893, 894 and 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edith C. Paritz from Matthew H. Paritz by Quitclaim Deed dated March 28, 1997 and recorded April 3, 1997 in Book 10404, page 205, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3044 Chateau Valley Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their 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 my/our hand(s) this 10th day of July, 2014

Edith Lewis Howell

Napoleon Howell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Edith Lewis Howell and Napoleon Howell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 10th day of July, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY