Davidson County	DEEDWARR
Recvd: 09/23/14 13:57	2 pgs
Fees:13.00 Taxes:529.10	
20140923-0087384	

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John C. Talbert	InterLinc Mortgage Services LLC	Parcel ID:
6238 Henry Ford Drive	10613 W. Sam Houston Pkwy. N. Ste	09012019600
Nashville, TN 37209	200 Houston, TX 77064	

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, we

Debbie Jean Fisher, David Fulcher, Brandon Fulcher, and Shania Fisher, Devisees under the will of William H.D. Fulcher

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John C. Talbert, single

hereinafter called the GRANTEES, 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 Lot No. 226 on the Map of Charlotte Park Subdivision, Section III, as of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 226 fronts 63.8 feet on the easterly margin of Henry Ford Drive and extends back between lines 125.1 feet on the north line and 164.0 feet on the south line, to a broken line in the rear, measuring 98.6 feet thereon.

BEING the same property conveyed to William H.D. Fulcher and wife, Mary E. Fulcher by deed from Fred H. Brown and Gertrude Brown, of record in Book 2907, Page 539, dated May 25, 1959, Register's Office for said County. The said Mary E. Fulcher predeceased William H.D. Fulcher. William H.D. Fulcher died January 14, 2014. The Grantors herein execute this instrument as Devisees under the will of William H.D. Fulcher pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 14P296.

This conveyance is subject to Restrictive Covenants of record in Book 2803, Page 210, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 70, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6238 Henry Ford Drive, Nashville, TN 37209

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; and 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; 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 GRANTEES, 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 hand this 19th day of September, 2014.

The Estate of William H.D. Fulcher
By:

Debbie Jean Fisher

Debbie Jean Fisher, Devisee

David Fulcher

David Fulcher, Devisee

Brandon Fulcher

Brandon Fulcher, Devisee

Debra Fisher

Debra Fisher, Special Purpose Guardian for
Shania Fisher, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie Jean Fisher, David Fulcher, and Brandon Fulcher, Devisees under the will of William H.D. Fulcher, 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 this 19th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Debra Fisher, Special Purpose Guardian for Shania Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Special Purpose Guardian of Shania Fisher, and that he/she as such Special Purpose Guardian, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of September, 2014.

My commission expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017