BILL GARRETT, Davidson County
Trans:T20140094569 DEEDWARR
Recvd: 12/17/14 15:00 2 pgs
Fees:13.00 Taxes:2423.50
20141217-0115573

393

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — JOSION WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jennifer M. Cartwright and** | TIAA-CREF Trust Company, FSB | **091150372.00** |
| **James E. Staub** | c/o PHH Mortgage, | |
| (NAME) | (NAME) | |
| **303 54th Avenue North** | 1 Mortgage Way | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Mt. Laurel, NJ 08054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **William F. Fischer, Jr. and wife, Susan L. Fischer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer M. Cartwright, married** 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. 2 on the plan of resubdivision of A. C. Wakefield Property, of record in Book 4060, Page 25, Register's Office for said County.

Said Lot No. 2 fronts 45.33 feet on the westerly margin of 54th Avenue North and extends back 754.00 feet more or less on the northerly line and 729.00 feet more or less on the southerly line to a dead line in the rear located in Richland Creek, measuring 48 feet more or less thereon.

Being the same property conveyed to William F. Fischer, Jr. and wife, Susan L. Fischer by deed dated January 30, 1991 from Maurice P. Becker and Howard N. Becker as Co-Administrators, C.T.A. of the Estate of Margaret Wakefield of record in Book 8284, Page 441, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **303 54th Avenue North, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 10th day of December, 2014.

William F. Fischer, Jr.

Susan L. Fischer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **William F. Fischer, Jr. and wife, Susan L. Fischer** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

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

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public