WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140097399 DEEDWARR
Recvd: 12/31/14 08:56 2 pgs
Fees:13.00 Taxes:1295.00
20141231-0119056

R-VRE-14-01013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Theodore J. Pins	new owner	
(NAME)	(NAME)	**105-09-0-229.00**
3300 Nevada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIE B. FISHER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THEODORE J. PINS, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of G. R. Huline's Plan, a Subdivision of Lots Nos. 37 and 38, Waverly Land Company's Addition to Nashville of record in Plat Book 421, Page 163, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly side of Caldwell Avenue and runs back between lines 159 feet, more or less to the northerly margin of Thurston Avenue on which it measures 52 feet.

Being the same property conveyed to Willie B. Fisher and wife, Mary E. Fisher by Warranty deed from Clay E. Wright and wife, Laura N. Wright of record in Book 3611, page 21, Register's Office for Davidson County, Tennessee, dated July 31, 1963. The said Mary E. Fisher having since died April 30, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 163, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1013 Caldwell Avenue , Nashville, Tennessee 37204**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF DECEMBER, 2014.

Willie B. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE B FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212