Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14110024

CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
L. BRONER MCCOY

STATE OF TENNESSEE
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,150.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31 DAY OF Dec, 20 14.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner	Send Tax Bills To:	Tax Information:
M & J General Partnership 1120 Dickerson Pike Nashville, TN 37207	Same	050-03-003.00,

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gerald T. Fisher and wife, Nancy W. Fisher,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **M & J General Partnership,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled Willow Creek Subdivision, Section III, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GERALD T. FISHER AND WIFE, NANCY W. FISHER, by deed from JACK F. KEMP, of record in Book 8045, page 108, dated February 9, 1990, said Register's Office.

This is improved property generally located:
3408 Meadow Court, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2014 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 6620, Page 858, said Register's Office.
4. Easement as set out in the Deed of record in Book 6081, Page 368, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

BILL GARRETT, Davidson County
Trans:T20150001011 DEEDWARR
Recvd: 01/06/15 10:42 2 pgs
Fees:13.00 Taxes:263.26
20150106-0001236

IN WITNESS WHEREOF, **Gerald T. Fisher and Nancy W. Fisher** has/have caused this instrument to be executed, this the 26 day of Dec, 2014.

Gerald T. Fisher

Gerald T. Fisher

Nancy W. Fisher by Gerald T. Fisher, AIF

Nancy W. Fisher
by: Gerald T. Fisher, Attorney in Fact
POA of record as Instrument No: 20060412-0041874, RODCT

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gerald T. Fisher ~~and Nancy W. Fisher~~,** 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.

This the 26 day of Dec, 2014.

My commission Expires: 2/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gerald T. Fisher,** Attorney-in-fact, acting on behalf of **Nancy W. Fisher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument in behalf of **Nancy W. Fisher,** and who acknowledged that he/she executed the same as the free act and deed of **Nancy W. Fisher.**

This the 26 day of Dec, 2014.

My commission Expires: 2/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY