WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078153 DEEDWARR
Recvd: 09/15/15 08:45 2 pgs
Fees:13.00 Taxes:156.88
20150915-0093326

G-VRES-15-2231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELL... NOTARY PUBLIC STATE OF TENNESS... DAVIDSON COU...

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)
Kevin Fischer	new owner	
(NAME)	(NAME)	**135-00-0-231.00**
2237 Smith Springs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 **ELVA ELIZABETH SULLIVAN AND DARREN LEE FARR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN FISCHER,** 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:

Beginning on an iron pin on the south margin of Smith Springs Road being the northwest corner of the herein described tract and the northeast corner of Curran property and being approximately 485' west of the intersection of Smith Springs Road and the Una Recreation Center Road, thence with the south margin of Smith Springs Road around a curve to the right an arc distance of 126.48' and having a cord bearing N 77° 41' 04" E, a cord distance of 126.25' to an iron pin; thence N 83° 55' 12" E 64.13' to an iron pin; thence around a curve to the right an arc distance of 28.34', and having a cord bearing N 84° 50' 21" E, and a cord distance of 28.34' to an iron pin, the northeast corner of this parcel (231) and the northwest corner of parcel (337); thence leaving the south margin of Smith Springs Road S 07° 21' 59" W 397.26' to an iron pin in the south property line of the herein described tract at the north line of Stephenson and at the southeast corner of this tract; thence generally with the fence and Stephenson's north line S 82° 01' 54" W 199.30' to an iron pin set at the southwest corner of the herein described tract the southeast corner of Curran, thence with Curran's east line N 04° 53" 26" E 386.75' to an existing iron pin, the point of beginning and containing 1.75 acres, 76,239 square feet more or less according to a survey by Galyon Northcutt Surveying dated 4-27-2015 and revised 5-1-2015.

Being a portion of the same property conveyed to Elva Elizabeth Sullivan by Executor's deed from Elva Elizabeth Sullivan, Executrix of the Estate of Laura Y. Summers, deceased of record in Instrument No. 20150421-0035263 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 21, 2015.

Being a portion of the same property conveyed to Elva Elizabeth Sullivan and Darren Lee Farr, as equal tenants in common in a one-half undivided interest by Trustee's deed from Elva Elizabeth Sullivan, Trustee of the Trust Under the Last Will and Testament of Robert Lee Summers of record in Instrument No. 20150421-0035262 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 21, 2015.

Being a portion of the same property conveyed to Laura Nadine Allen and Elva Elizabeth Sullivan, Co-Trustee's of the Trust Under the Last Will and Testament of Robert Lee Summers by Executor's deed from Laura Y. Summers, Executrix of the Estate of Robert Lee Summers, deceased of record in Instrument No. 20030701-0090427 Register's Office for Davidson County, Tennessee, dated June 23, 2003 and recorded on July 1, 2003.

Being a portion of the same property conveyed to Robert Lee Summers and wife, Laura Y. Summers, as tenants in common and not as tenants by the entirety by Quitclaim deed from Robert Lee Summers and wife, Laura Y. Summers of record in Book 11185, page 540, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 3, 1998.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to Joint Driveway and Mutual Maintenance Agreement of record in Instrument No. 20150915-0093317, 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: **2231 Smith Springs Road, Nashville, Tennessee 37217**.

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 11th DAY OF SEPTEMBER, 2015.

Elva Elizabeth Sullivan

Darren Lee Farr by Elva Elizabeth Sullivan, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELVA ELIZABETH SULLIVAN, 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 11th of September, 2015.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNFSSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELVA ELIZABETH SULLIVAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DARREN LEE FARR, and who acknowledged he/she/they executed the same as the free act and deed of the said DARREN LEE FARR.

Witness my hand and official seal, this the 11th of September, 2015.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNFSSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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