WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF DECEMBER, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7907 FISHER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald W. Fisher	1055 Pine Street	161-5-A-42.00 CO
	Apt 331	
	Nashville, TN 37203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEA L. WEBB, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONALD W. FISHER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 820 Ashlawn Place, Nashville, TN 37211

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/or 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/or 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 on the 21st day of December, 2015.

Ashlea L. Webb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20150108031 DEEDWARR
Recvd: 12/22/15 12:12 2 pgs
Fees: 13.00 Taxes: 421.80

20151222-0128627

15-7907 FISHER JV

EXHIBIT A - LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Unit No. B-20 together with the appurtenant interest in the common elements of Ashlawn Place Condominium, a horizontal property regime established by Master Deed of record in Book 6607, Page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashlea L. Webb, unmarried by Warranty Deed from Kenneth E. Newton, unmarried, recorded on the 15th day of December, 2004 in Instrument No. 20041215-0149130, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4595, Page(s) 149, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Homeowners Association recorded in Book 6607, Page 182 and Book 6769, Page 527.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ASHLAWN PLACE CONDOMINIUMS of record in Book 6607, Page 596, as amended by instrument(s) of record in Book 7168, Page 550; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Sewer Lines, recorded in Book 4786, Page 520.

g. Easement for Sanitary Sewer/Storm Drainage, Water Mains and Appurtenances, recorded in Book 6416, Page 871.