WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055802 DEEDWARR
Recvd: 06/30/16 09:53 2 pgs
Fees: 13.00 Taxes: 675.25
20160630-0066802

STATE OF TENNESSEE @ DAVIDSON
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$178,000.00~~ $182,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~7TH~~ 24th DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/15/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8237 FISCHER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Nicholas Fischer	NEW OWNER	05600013500
5149 Old Hickory Boulevard		
Nashville, TN 37218		

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,

JOHN FRANKLIN BAKER JR., TRUSTEE OF THE JOHN BAKER, JR. REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014 AND GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014

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

NICHOLAS W. FISCHER, single man

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 5149 Old Hickory Boulevard, Nashville, TN 37218

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 its hand on the ~~7th~~ 24th day of June, 2016.

John Baker, Jr. Revocable Trust under agreement dated February 17, 2014

John Franklin Baker, Jr., Trustee

Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014

Gloria Ann Marakis Baker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, John Franklin Baker, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of JOHN BAKER JR. REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014 the within named barganor, a TRUST, and that John Franklin Baker, Jr, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of June, 2016.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey by D. E. Bonner, Surveyor, December 11, 1945, as follows: Beginning at an iron pin in the center of Old Hickory Boulevard, at Zigler's Northeast corner; thence along the center of said Boulevard, North 22° 06' East 300 feet to a point in J. Frank Baker's line; thence along Baker's South line, North 63° 45' West 726 feet; thence 22° 06' West 300 feet to Zigler's North line; thence with Zigler's line, South 63° 45' East 726 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed by Quit Claim Deed from John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014 to John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014, as recorded on the 5th day of November, 2015 in Instrument No. 20151105-0112953; part of Quit Claim Deed from John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014 to John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014, as recorded on the 23rd day of July, 2015 in Instrument No. 20150723-0072533; Quitclaim Deed from John Franklin Baker, Jr. and wife, Gloria Marakis Baker to John Franklin Baker, Jr., Trustee of the John Franklin Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014, as recorded on the 5th day of March, 2014 in Instrument No. 20140305-0018341; Quitclaim Deed from Paul T. Housch, Trustee to John Franklin Baker, Jr., and wife, Gloria Marakis Baker, as recorded on the 4th day of January, 2002 in Instrument No. 20020104-0001585; Affidavit of Heirship, as recorded on the 3rd day of January, 2002 in Instrument No. 20020103-0001338; Quit Claim Deed from Clara C. Baker, having been predeceased by her husband, J. Frank Baker to John Franklin Baker, Jr., as recorded on the 22nd day of April, 1996 in Deed Book 10023, Page 204 and Installment Deed as recorded in Deed Book 2245, Page 556, 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. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

d. Application for Greenbelt Assessment - Forest recorded at Instrument No. 20141215-0114551 (Forestry Plan - 5 Acres) and Instrument No. 20160321-0026775.

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).

f. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Gloria Ann Marakis Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Trustee of GLORIA ANN MARAKIS BAKER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 2014, the within named barganor, a TRUST, and that Gloria Ann Marakis Baker, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24TH day of June, 2016.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020