BILL GARRETT, Davidson County
Trans:T20160056589 DEEDWARR
Recvd: 07/01/16 14:29 2 pgs
Fees:13.00 Taxes:148.00
20160701-0067933

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1831

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwelll, III 1209 Hawkins Street Nashville, TN 37203	New Owner	092-07-0-121.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Esther F. Brown, as the sole heir at law for George T. Fishback, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Chip Maxwelll,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 49 on the Map of J. B. Davis Subdivision as of record in Book 161, Page 123, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin located 107 feet South from the Southeast intersection of the margins of Herman Street and 24th Avenue, North, running thence South 84 deg. 18' E 102.5 feet to an iron pin, thence South 11 deg. 49' E 44 feet to a point located in the North margin of an alley, thence with the North margin of said alley South 78 deg. 8' W 117 feet to an iron pin; thence along the East margin of 24th Avenue, North, North 2 deg. 45' E 55 feet to an iron pin, the point of beginning.

Being the same property conveyed by Quitclaim Deed from Esther F. Brown to George T. Fishback, as recorded on the 16th day of May, 1996 in Deed Book 10052, Page 323, Affidavit of Heirship of Marie E. Ladd Estate recorded in Book 10052, Page 320 and Installment Deed from R.O. Mallernee and wife, Julia L. Mallernee to Marie Ladd, as recorded on the 14th day of January, 1957 in Deed Book 2634, Page 394, in the Register's Office of Davidson County, Tennessee. The said George T. Fishback died intestate on January and by operation of law and pursuant to the Affidavits of Heirship recorded in Instrument No. 20160701-0067931 and Instrument No. 20160701-0067932, Register's Office for Davidson County, Tennessee, the said Esther F. Brown is the sole heir at law for George T. Fishback, deceased.

This is unimproved property located at: **820 24th Avenue North, Nashville, TN 37208**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of **June, 2016.**

GRANTOR(S)

Esther F. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Esther F. Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 30th day of **June, 2016.**

Notary Public
My Commission Expires:

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017