BILL GARRETT, Davidson County
Trans:T20160090533 DEEDWARR
Recvd: 10/13/16 15:43 2 pgs
Fees:13.00 Taxes:506.90
20161013-0108552

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$137,000.00~~.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2016.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Connerth	New Owner	
2223 11th Avenue South		104110A02900
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAY NEWMAN, EXECUTOR TO THE ESTATE OF SIDNEY FLEISCHER, DECEASED AND AS TRUSTEE TO THE SIDNEY FLEISHER TRUST, BENIFICIARY TO THE ESTATE OF SIDNEY FLEISHER, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER CONNERTH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B-13, Villager West Condominiums, of record in Plat Book 5210, Page 174 and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular Description of said unit.

Being the same property conveyed to Sidney Fleischer by Warranty deed from Acme, Inc. of record in Book 10237, page 223, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 25, 1996. Sidney Fleischer having since died May 27, 2016. Last Will and Testament probated in Docket No. 16P973.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2134 Fairfax Ave. B13, Nashville, TN 37212.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2016.

The Estate of Sidney Fleisher, Deceased

Jay Newman, Executor

Jay Newman, Trustee to the Sidney Fleischer Trust, Beneficiary

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay Newman, Executor and Trustee, to the Sidney Fleischer Trust, Beneficiary to The Estate of Sidney Fleischer, Deceased, 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 for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2016.

Notary Public

My Commission Expires: 11-24-2019

