WARRANTY DEED

Bill Garrett Davidson County
Batch# 30499 **DEEDWARR**
11/28/2017 10:02:25 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20171128-0121110

File No. RW0003618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 21st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William McDonald	New Owner	071-11-0-176.00
(NAME)	(NAME)	
1410 Lischey Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jonathan Russell Fritz, single man** and **Edmond Fritz and Christina Fritz, husband and wife,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William McDonald, JR.**, HEREINAFTER CALLED THE GRANTEE, 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 Lots 56 and 57 on the Plat of Highland Land Company's Subdivision as of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Russell Fritz, a single man, and Edmond Fritz and wife, Christina Fritz, dated October 31, 2012, recorded November 5, 2012 in Instrument No. 20121105-0101473.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1410 Lischey Ave, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 20 day of November, 2017.

Jonathan Russell Fritz

Edmond Fritz by Jonathan Russell Fritz
Attorney-in-Fact

Attorney in fact

Christina Fritz by Jonathan Russell Fritz
Attorney-in-Fact

Attorney in fact

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Russell Fritz, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of November, 2017.

Notary Public

My commission expires:
NOV 21, 2020

WILLIAM D. JOHNSON
COMM. #2169671
Notary Public - California
Los Angeles County
My Comm Expires Nov. 21, 2020

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned Notary, personally appeared Jonathan Russell Fritz, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Edmond Fritz and Christina Fritz, and who acknowledged that they executed the same as the free act and deed of the said Edmond Fritz and Christina Fritz, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. *, said Register's Office.

*20171128-0121109

Witness my hand and official seal this 20 day of NOV, 2017.

NOTARY

My Commission Expires: NOV 21, 2020

WILLIAM D. JOHNSON
COMM. #2169671
Notary Public - California
Los Angeles County
My Comm. Expires Nov. 21, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206