(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 34106 DEEDWARR
12/06/2017 11:18:14 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20171206-0124471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Patricia Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emily Fisher and Brian Fisher	Churchill Mortgage	
(NAME) 4508 Elkins Ave.	(NAME) 761 Old Hickory Blvd. #400	09116005900
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	
(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, WE, **JONATHAN L. SMITH, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY FISHER AND BRIAN FISHER, WIFE AND HUSBAND,** 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 situated in Davidson County, Tennessee, described as follows:

Being the Westerly 4 feet of Lot No. 407, all of Lot No. 409 and the Easterly 10 feet of Lot No. 411 of Block 18, on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Lot No. 407, all of Lot No. 409 and part of Lot No. 411, front together 64 feet on the Northerly side of Elkins Avenue and run back between parallel lines 150 fee to an alley.

Being the same property conveyed by Warranty Deed from Flora M. Simmons, a widow to Bobby W. Caplinger and wife, Dean D. Caplinger, as recorded on the 10th day of May, 1985 in Deed Book 6553, Page 859, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Dean D. Caplinger, an unmarried person to Mary Elaine-Haas Burnette, as recorded on the 10th day of November, 2008 in Instrument No. 20081110-0111256, said Register's Office.

Being the same property conveyed to Jonathan L. Smith, a married man by Warranty Deed from Mary Elaine-Haas Burnette, married, recorded on the 30th day of September, 2016 in Instrument No. 20160930-0103506, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This was never the principal place of residence for the Grantor.

unimproved
This is improved x property, known as 4508 Elkins Ave., Nashville, TN 37209
(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 1 day of December, 2017

JONATHAN L. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 1 day of December 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public