PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 63968 DEEDWARR
03/01/2018 10:54:58 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20180301-0019240

W & I Ref: (RE) Title No.: 59383
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Judson P. Stephenson Emily C. Stephenson 1202 Eastland Avenue Nashville, TN 37206	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 08305027700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William F. Fischer and Susan L. Fischer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judson P. Stephenson and Emily C. Stephenson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots 13 and 14, Block "A", F. O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register's Office, Davidson County, Tennessee.

Said easterly 30 feet of Lot 13 and the westerly 30 feet of Lot 14 join and front together, 60 feet on the southerly margin of Eastland Avenue, and running back between parallel lines, 170 feet to an alley.

Being the same property conveyed to William F. Fischer and wife, Susan L. Fischer by Warranty deed from Melba Jean Cothron Bower, unmarried of record in Book 9944, page 860, Register's Office for Davidson County, Tennessee, dated February 7, 1996 and recorded on February 12, 1996. (Value or consideration shown in aforementioned deed $121,000.00.) Being also known as 1202 Eastland Avenue Nashville, Tennessee 37206.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 85, said Register's Office.

This is improved property, known as 1202 Eastland Avenue, Nashivlle, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2018.

William F. Fischer

Susan L. Fischer

State of Tennessee

County of Davidson

On this 26th day of February, 2018, before me the undersigned authority, personally appeared William F. Fischer and Susan L. Fischer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Sworn and subscribed before me this 26th day of February, 2018.

Notary

My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY