THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716979

Bill Garrett Davidson County
Batch# 124776 **DEEDWARR**
08/06/2018 10:22:36 AM 2 pgs
Fees: $13.00 Taxes: $653.05

20180806-0076865

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $176,500.00.

KGA
Affiant

Subscribed and sworn to before me, this 1st day of August, 2018.

J Anderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony R. Fisher 2209 Fox Avenue Nashville TN 37210	New Owner	Tax Parcel ID No. 119-01-0-197.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danielle Robb, unmarried and Nancy Parks Anderson, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony R. Fisher and Keagan Fisher, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Part of Block "B" - Overhill City Plan, of record in Plat Book 843, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANIELLE ROBB and NANCY PARKS ANDERSON, by deed from BRENDA FAY TINSLEY, of record in Instrument No. 20150825-0085801, dated August 20, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 119-01-0-197.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 843, page 28, said Register's Office.

This is improved property located at 2209 Fox Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of August, 2018.

Danielle Robb

Nancy Parks Anderson by Danielle Robb her Attorney-in-Fact

Nancy Parks Anderson by Danielle Robb, ~~Attorney-in-Fact~~ her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danielle Robb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nancy Parks Anderson and that she is authorized by Nancy Parks Anderson to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018