THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34462-09-2018** Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 209-A Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Martha Fish Affiant Subscribed and sworn to before me this 5th day of October, 2018. Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Vance Bryan Shaffer, Amelia Yarbro Shaffer 1119 Glenwood Ave Nashville, TN 37204	NEW OWNER	Map and Parcel No.: 131 04 0 201 00 & 131 04 0 202 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, **Martha Fish**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vance Bryan Shaffer and Amelia Yarbro Shaffer** , husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1119 Glenwood Ave, Nashville, TN 37204.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 150016 **DEEDWARR**
10/09/2018 09:15:51 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20181009-0099850

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of October, 2018.

Martha Fish

Martha Fish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martha Fish, 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.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of N. M. Young's Park View Subdivision, a plan which is of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Lot No. 52 fronts 100 feet on the south margin of Glenwood Avenue, and runs back between parallel lines 167 feet on its west line to a dead line; and 169 feet on its east line.

Being the same property conveyed to W. Howard Fish and wife, Sarah Hassell Fish by deed dated march 25, 1964 from T.O. Morris, Trustee of record in Book 3705, page 243, Register's Office for Davidson County, Tennessee. W. Howard Fish having since died on May 27, 1969 leaving Sarah Hassell Fish as surviving tenant by the entirety. Sarah Hassell Fish died on May 27, 2001 leaving a Last Will and Testament filed for Probate in Docket No. 01P-934, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Martha Jean Fish. See also Executor's Quitclaim Deed of record in Instrument No. 20020806-0094293, Register's Office for Davidson County, Tennessee. Martha Jean Fish being one and the same as Martha Fish.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of N.M. Young's Park View Subdivision on the Granny White Pike, as of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 100 feet on the southerly side of Glenwood Avenue, and runs back 171.5 feet on the east line, and 169 feet on the west line, to a dead line, and front 100 feet thereon.

Being the same property conveyed to W. Howard Fish by deed dated May 31, 1946 from Stanley Rich, individually and as Executor of the Estate of B.(Bernard) Rich and wife, Anna B. Rich, Celia Rich, an unmarried person, Joe U.G. Rich and wife, Charlotte B. Rich, Carrie Rich, an unmarried person, Thresa Rich Breyer, a widow, Amy Rich, an unmarried person, individually and as Executrix of the Estate of Stella Rich, deceased and as Trustee and Executrix of the Estate of Herman L. rich, deceased, Mrs. Rose B. Martin, Executrix of the Estate of Herman L. Rich, deceased, and as Trustee for Miss Morrice Rich, David S. Morse, as Executor and Trustee of the Estate of Herman L. rich, deceased of record in Book 1373, page 194, Register's Office for Davidson County, Tennessee. W. Howard Fish having since died on May 27, 1969, leaving a Last Will and Testament of record in Will Book 94, page 361, Probate Court for Davidson County, Tennessee, and in Instrument No. 20010524-0054272, Register's Office for said County. In accordance with the terms of said Will, subject property was devised to Sarah Hassell Fish. Sarah Hassell Fish died on May 27, 2001 leaving a Last Will and Testament filed for Probate in Docket No. 01P-934, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Martha Jean Fish. See also Executor's Quitclaim Deed of record in Instrument No. 20020806-0094294, Register's Office for Davidson County, Tennessee. Martha Jean Fish being one and the same as Martha Fish.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 131 04 0 201 00 & 131 04 0 202 00.
2. All matters appearing on the Plan of record as Book 547, page 173, Register's Office for Davidson County, Tennessee.