Karen Y Johnson Davidson County
Batch# 159563 DEEDWARR
11/15/2018 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20181115-0112430

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60173
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Philip Rochford Elizabeth Koen Brister 410 Greenway Avenue Nashville, TN 37205	Vanderbilt University credit Union 1313 21st Avenue South Oxford House, Suite 107 Nashville, TN 37232

TAX MAP PARCEL NUMBERS: 10405009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00**, 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, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Philip Rochford and Elizabeth Koen Brister, joint tenants with full right of survivorship**, 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 Lot No. 24 on the Map of Hardison and Young's Lots in West End Park of record in Book 421, page 190, Register's Office for said County. Said Lot No. 24 fronts 56 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 151 feet to an alley.

Being the same property conveyed to William F. Fischer by Warranty Deed from Smitrim Properties, a Tennessee general partnership, dated May 16, 1985 and recorded on May 23, 1985 of record in Book 6564, page 119, Register's Office for Davidson County, Tennessee.

Subject property is not, nor has ever been the marital residence of the Grantor.

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 2019, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421, page 190, said Register's Office.

This is improved property, known as 410 Greenway Avenue, Nashville, TN 37205

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 14th day of November, 2018.

William F. Fischer

Susan Scrivener Fischer

State of Tennessee

County of Davidson

On this 14th day of November, 2018, before me the undersigned authority, personally appeared William F. Fischer and Susan Scrivener 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.

My Commission Expires:

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

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2018.

Notary

My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY