Karen Y Johnson Davidson County
Batch# 162680 DEEDWARR
11/20/2018 01:00:14 PM 4 pgs
Fees: $23.00 Taxes: $3,877.60

20181120-0114252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whicheyer is greater, for this transfer is $1,048,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2018.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nathan Hysmith and Laura Hysmith	Nathan & Laura Hysmith	**116-11-0-008**
4406 Honeywood Drive	3603 Hampton Ave.	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sean Fisher and Galen Fisher, devisees under the Last Will & Testament of Mettie B. Fisher

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Hysmith and Laura Hysmith, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in Davidson County, Tennessee, being the southeasterly 15 feet of Lot No. 8-A and all of Lot No. 8-B of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by S. M. McMurray Company, Engineers, January 30, 1947, as follows:

Beginning on the northeasterly margin of Honeywood Avenue at a point 10 feet south of the southeast corner of the property conveyed to Thomas A. Pirtle, Jr., by deed from Mary Cornelia Malone, et al, of record in Book 1358, page 264, Register's Office for said County; thence northwardly 200 feet to the southwesterly line of Lot No. 9; thence with said lot, southeastwardly 120 feet to the northwesterly margin of Ellendale Avenue; thence with said Avenue southwestwardly 224.67 feet to the northeasterly margin of Honeywood Avenue; thence with said Avenue, northwestwardly 188 feet to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate in July, 1931, as follows:

Beginning on the northerly margin of Honeywood Avenue at the southwest corner of the property conveyed to Marie Taylor Barton by deed from Mary Cornelia Malone, et al., of record in Book 1466, page 109, Register's Office for said County; thence with Barton's west line northwardly 200 feet to the south line of Lot No. 9 in said Subdivision; thence with the south line of said lot, westwardly 70 feet; thence southwardly 200 feet to the northerly margin of Honeywood Avenue; thence with the northerly margin of said Avenue, eastwardly 70 feet to the point of beginning.
Being the same property conveyed to Marie Taylor Barton by Warranty Deed from Mary Cornelia Malone

and Julia Malone Trabue, unmarried women, and Edward F. Malone and wife, Faye H. Malone, of record in Book 1446, Page 109, Register's Office for Davidson County , Tennessee, dated February 08, 1947 and recorded on March 12, 1947. (Value or consideration as shown in aforementioned Deed $2,800.00)
(*As to TRACT 1*)
Being the same property conveyed to William H. Barton and wife, Marie Taylor Barton by Warranty Deed from Parkes Armistead and wife, Katherine M. Armistead, of record in Book 1629, Page 63, Register's Office for Davidson County, Tennessee, dated February 19, 1948 and recorded on June 21, 1948. (Value or consideration shown in aforementioned Deed $N/A)
(*As to TRACT 2*)
Being the same property conveyed to Mary Ensey, Trustee by Quitclaim Deed fromWilliam H. Barton and wife, Marie Taylor Barton, of record in Book 4718, Page 785, Register's Office for Davidson County, Tennessee, dated June 13, 1973 and recorded on June 13, 1973 and within the same deed the said Mary Ensey, Trustee conveyed subject property to Marie Taylor Barton. Marie Taylor Barton died testate on April 1, 1992 and her Last Will & Testament was admitted for probate under Docket No. 99033V, in the Probate Court for Davidson County, Tennessee. Said Last Will & Testament devised the subject property to her daughter, Mettie B. Fisher.

The said Mettie B. Fisher having since died a resident of Rhode Island on 7/27/2017 and her Last Will & Testament having been admitted for Muniment of Title under Docket No. 18P128 in the Seventh Circuit Court of Davidson County, Tennessee and recorded on February 05, 2018, recorded in Instrument No. 20180205-0011289, in the Register's Office for Davidson County, Tennessee, thereby vesting title into the devisees of her residuary estate: Sean Fisher and Galen Fisher.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 4406 Honeywood Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 16th day of November, 2018:

By: _____
Sean Fisher, Individually

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sean Fisher, Individually, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of November, 2018.

My Commission Expires: 5.25.20

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

By: _____ Executor of Estate of Mettie B. Fisher
Sean Fisher, Executor of the Estate of Mettie B. Fisher

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sean Fisher, as Executor of The Estate of Mettie B. Fisher, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of November, 2018.

My Commission Expires: 5.25.20

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS MY/OUR HANDS EFFECTIVE AS OF ~~16th~~ 15th day of November, 2018:

By: _____ individually
Galen Fisher, Individually

WILLIAM T. KAEMPF
Notary Public
Commonwealth of Virginia
My Commission Expires August 31, 2021
Commission ID# 366502

STATE OF Virginia)
)
COUNTY OF Henrico) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Galen Fisher, Individually, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of November, 2018.

My Commission Expires: 08/31/2021

_____
Notary Public
William T. Kaempf

WITNESS MY/OUR HANDS EFFECTIVE AS OF ~~16th~~ 15th day of November, 2018:

By: _____ Executor of the Estate of Mettie B Fisher
Galen Fisher, Executor of the Estate of Mettie B. Fisher

WILLIAM T. KAEMPF
Notary Public
Commonwealth of Virginia
My Commission Expires August 31, 2021
Commission ID# 366502

STATE OF Virginia)
)
COUNTY OF Henrico) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Galen Fisher, Executor of the Estate of Mettie B. Fisher, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of November, 2018.

My Commission Expires: 08/31/2021

_____
Notary Public
William T. Kaempf

20181636R