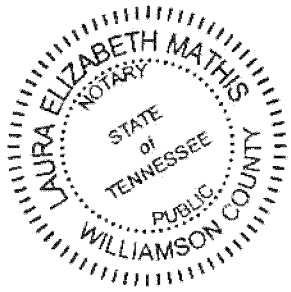
Karen Y Johnson Davidson County
Batch# 178032 DEEDWARR
12/26/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20181226-0125310

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

David Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF DECEMBER, 2018.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Quinn Fischer and Michelle Fischer	Waterstone Mortgage Corporation	109 01 0 018.00
(NAME)	(NAME)	
208 Misty Ct.	N25 W23255 Paul Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Phillip Hayse Grace and wife, Keisha Grace and Austin Lott, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Quinn Fischer and Michelle Fischer, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled the Plan of Larchwood, Section 2, of record in Plat Book 5200, Page 57, 58 and 59, 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 Phillip Hayse Grace and wife, Keisha Grace and Austin Lott, unmarried, Tenancy by the entirety by Warranty Deed from Lisa L. Joslin dated April 14, 2016 and recorded April 25, 2016 as Instrument No. 20160425-0039961, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 208 Misty Ct., Nashville, TN 37214

File Number: FRN-189643FC

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 21st day of December, 2018.

Phillip Hayse Grace by Laurie M. Hart Atty in Fact
Phillip Hayse Grace by Laurie M. Hart Attorney In Fact

Keisha Grace by Laurie M. Hart Atty in Fact
Keisha Grace by Laurie M. Hart Attorney In Fact

Austin Lott by Laurie M. Hart Atty in Fact
Austin Lott by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Phillip Hayse Grace, Keisha Grace and Austin Lott, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Phillip Hayse Grace, Keisha Grace and Austin Lott, for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

File Number: FRN-189643FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019