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

CRT File No. 190119132

Karen Johnson Davidson County
Batch# 201126 **DEEDWARR**
03/01/2019 02:13:11 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190301-0018919

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric J Sisco and Matthew Strickland 804 Belton Drive Nashville TN 37205	Navy Federal CU PO Box 3326 Merrifield VA 22119-3326	Tax Parcel ID No. 115-03-0-007.00

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, **Paul D. Fischer and Laura M.S. Fischer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric J Sisco, a single man, and Matthew Strickland, a single man, as joint tenants with rights of survivorship**, ("Grantees"), its 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 No. 297 on the Plan of Brook Meade, Section IX, of record in Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul D. Fischer and Laura M.S. Fischer, husband and wife by Warranty Deed from Justin Eoff and wife, Courtney Eoff, recorded on the 28th day of March, 2012 in Instrument No. 20120328-0026450, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION IX, as recorded in Plat Book 2331, Page(s) 34 and 35.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2436, Page 553.

This is improved property located at 804 Belton Drive Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-28-19-804

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 28th day of February, 2019.

Paul D. Fischer

Laura M.S. Fischer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul D. Fischer and Laura M.S. Fischer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021