THIS INSTRUMENT PREPARED BY: BECK & BECK, ATTORNEYS
4205 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 204919 DEEDWARR
03/12/2019 01:17:01 PM 2 pgs
Fees: $13.00 Taxes: $382.95
20190312-0022619

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,500.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of March, 2019.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

NOTARY PUBLIC

My commission Expires: 7/9/2022 .

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Louis Harvey Fischer, Jr.	SAME	051 12 0 013.00
311 West 6th Street		
Columbia, TN 38401		

For and in consideration of the sum of **103,500** and No/100 Dollars ($103,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLES MICHAEL FISCHER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LOUIS HARVEY FISCHER, JR., unmarried**, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Being Lot No. 22 on the Map of Section 1, Morningside Heights, of record in Book 1130, page 76, Register's Office for said County.

Said Lot No. 22 fronts 74.23 feet on the north side of Barry Drive, as measured partly along a slight curve, and extends back 150 feet on the easterly line and 160.2 feet on the westerly line, to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to **C.F. ROBERTS ET UX, ANNIE E. ROBERTS**, by Warranty Deed from **ROBERT E. WILLIAMS ET UX, MARY JO WILLIAMS**, of record in Book 5038, page 643, Register's Office for Davidson County, Tennessee, the said **C. F. ROBERTS** being now deceased, the property vests solely in **ANNIE E. ROBERTS**.

Being the same property conveyed to **PEGGY J. FISCHER ET VIR,**

LOUIS FISCHER, by Quitclaim Deed from **ANNIE E. ROBERTS, WITH A LIFE ESTATE FOR ANNIE E. ROBERTS**, of record in Book 7643, page 285, Register's Office for Davidson County, Tennessee, the said **LOUIS FISCHER AND ANNIE E. ROBERTS** now being deceased, the property vests solely to **PEGGY J. FISCHER.**

Being the same property conveyed to **CHARLES MICHAEL FISCHER** from **PEGGY J. FISCHER** by Quitclaim Deed dated 02/10/2017, instrument number 20170223-0018066 in the Register's for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as **107 Barry Dr, Madison, TN 37115.**

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 8th day of March, 2019.

CHARLES MICHAEL FISCHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **CHARLES MICHAEL FISCHER**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022