Karen Johnson Davidson County
Batch# 253797 DEEDWARR
07/08/2019 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20190708-0066315

SolmonParks File No. 19-000194-525

	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $98,000.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2019. Notary Public My commission expires: 11-5-19
(Notary Stamp)	

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Byron McIntosh and Robin McIntosh	**Byron McIntosh and Robin McIntosh**	**177-00-0-040.00**
4105 Bibb Lane	new owner ~~21 Fox Vale Lane~~	
Orlando FL 32817	~~Nashville, TN 37221~~	

FOR AND IN CONSIDERATION of the sum of Ten 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,

Herbert A. Fritch and Barbara A. Fritch, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Byron McIntosh and Robin McIntosh, husband and wife

(hereinafter called the "Grantees"), their 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. 17 on the Plan of Consolidation of Lots 16 and 17, Fox Hollow Farms of record in Instrument Number 20060726-0089979, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert A. Fritch and wife Barbara A. Fritch by special warranty deed from Educators Credit Union of record in Instrument No. 20041004-0118983 Register's Office for Davidson County, Tennessee, dated October 1, 2004 and recorded on October 4, 2004.

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Being the same property conveyed to Herbert A. Fritch and wife, Barbara A. Fritch by special warranty deed from Charles R. Manley and wife, Karole Manley, dated October 14, 2004, recorded on October 18, 2004 in Instrument No. 20041018-0124980 of the Register's Office for Davidson County, Tennessee, and recorded November 9, 2004, in Book 3403, Page 205, Register's Office for Williamson County, Tennessee.

This is unimproved property known as **21 Fox Vale Lane, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the ____ day of June, 2019.

Herbert A. Fritch

Barbara A. Fritch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Herbert Fritch and Barbara Fritch, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of July, 2019.

Notary Public

My Commission Expires: 5-9-23

STEVEN THOMAS PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

SolomonParks File No. 19-000194-525

SP 11/2015

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)