NEW OWNER:
DELAND EVISCHI
1703 WOODLAND STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
CITIZENS BANK, N.A.
6100 TOWER CIRCLE, SUITE 600
FRANKLIN, TN 37067

Map & Parcel: 05112009000

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0917

Space for Recorder's stamp

Karen Johnson | Davidson County
Batch# 271525 | **DEEDWARR**
08/14/2019 02:48:21 PM 3 pgs
Fees: $18.00 Taxes: $569.80

20190814-0081358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Four Thousand and 00/100 Dollars ($154,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT E. FRICK and wife, RUTH C. FRICK** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DELAND EVISCHI and PAMELA J. EVISCHI, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 7 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as shown on the plat of the same of record in Plat Book 547, Pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Lot No. 7 fronts 93.2 feet on the southerly side of Blue Grass Avenue and runs back between parallel lines 187.5 feet to the northerly line of Lot No. 12.

Being the same property conveyed to ROBERT E. FRICK and wife, RUTH C. FRICK by Warranty Deed from Luther Rogers Clinch and wife, Myra Lynn Clinch, dated June 22, 1977, and of record in Book 5165, Page 863, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **404 BLUEGRASS AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 83 & 84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of August, 2019.

ROBERT E. FRICK

RUTH C. FRICK

STATE OF TENNESSEE

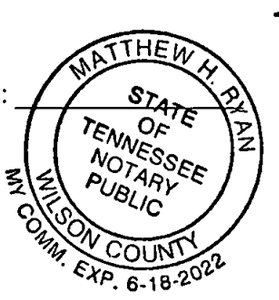
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT E. FRICK and RUTH C. FRICK,** 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.

WITNESS my hand and official seal at office this 12th day of August, 2019.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$154,000.00** .

Pamela J. Eusch
AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022