Karen Johnson Davidson County
Batch# 281676 DEEDWARR
09/06/2019 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190906-0089937

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (MJ) Title No.: 60619
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
TBC Development, LLC 1813 16th Ave. North Nashville, TN 37208	New Owner

TAX MAP PARCEL NUMBERS: 08107022300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Willis Fisher,unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **TBC Development,** hereinafter called the **Grantee,** Grantee's 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. 28 on the Map of W.M. Buttler's Subdivision or record in Book 57, page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Willis Fisher by Warranty Deed from David DeFoe Bowling, dated August 29, 1995 and recorded on September 12, 1995 of record in Book 9792, page 150, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019. All Matters shown in The Plan of record in Book 57, page 98, said Register's Office.

This is improved property, known as 1813 16th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2019.

James Willis Fisher

State of Tennessee

County of Davidson

On this 28th day of August, 2019, before me the undersigned authority, personally appeared James Willis Fisher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Sworn and subscribed before me this 28th day of August, 2019.

My Commission Expires: 4-17-23

Notary

GREGORY D. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County