File 33267-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 408891 DEEDWARR
06/02/2020 11:40:06 AM 2 pgs
Fees: $13.00 Taxes: $1,916.51

20200602-0056494

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $517,975.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victoria Paulus **Max Paulus**	New Owner	**Map 104-13-0 Parcel 072.00**
232 Leonard Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie G. Fisher, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria Paulus and Max Paulus, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 21 on the Map of Myrtlewood, Bransford Realty Company's Subdivision of part of the S.W. Berger Property, as of record in Plat Book 547, Page 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 21 fronts 50 feet on the easterly side of Leonard Avenue and runs back between parallel lines 213 feet 6 inches to a dead line.

Being all of the same property conveyed to Douglas M. Fisher, unmarried by Deed dated March 1, 1957 from Robert M. Dubose and wife, Deirdre D. Dubose of record in Book 2640 Page 156, Register's Office for Davidson County, Tennessee. The said Douglas M. Fisher having since died testate on April 7, 2019. The said property was devised to Julie G. Fisher pursuant to the Will of Douglas Murrey Fisher of record in Will Book 103 Page 988 and File No. P-10346, Chancery Court of Williamson County, Tennessee and of record in Instrument No. 20190625-0061481, Register's Office for Davidson County, Tennessee. Douglas M. Fisher being one and the same person as Douglas Murrey Fisher.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 106, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **232 Leonard Avenue, Nashville, TN 37205**

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 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 my/our hand(s) this **1st** day of **June, 2020.**

Julie G. Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julie G. Fisher,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **June, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.