# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $819,000.00.

*Affiant*

Subscribed and sworn to me on 10/19/20.

NOTARY PUBLIC

My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 509715 DEEDWARR
11/06/2020 10:29:57 AM 2 pgs
Fees: $13.00 Taxes: $3,030.30

20201106-0130428

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Paul Egan, Trustee of the 1016B West Grove Ave Trust<br>1016B W Grove Avenue<br>Nashville, TN 37203 | NEW OWNER | 105-09-2J-001.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GARY DEWAYNE FISHBACK, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Paul Egan, Trustee of the 1016B West Grove Ave Trust dated September 23, 2020, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the plan of 1016 West Grove Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1016 west Grove Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190619-0059239, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to ROSCOE FISHBACK AND WIFE, MARJORIE B. FISHBACK, by deed from DANTE VASSALLO AND WIFE, NANCY C. VASSALLO, of record in Book 2803, page 173, dated September 3, 1958, said Register's Office.
>
> Pursuant to Final Decree of record in Book 4961, page 46, said Register's Office, ROSCOE FISHBACK was divested of all interest in said property, vesting the full interest of said property in MARJORIE B. FISHBACK.
>
> MARJORIE B. FISHBACK has since died, leaving GARY DEWAYNE FISHBACK as her only heir(s)-at-law. For further reference, see Affidavit of Heirship of record as Book 7405, Page 408 and Instrument No 20201106-0130427, said Register's Office.

This is improved property known as 1016B W Grove Avenue, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 10/19/2020.

GARY DEWAYNE FISHBACK

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 10/19/20, before me personally appeared GARY DEWAYNE FISHBACK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/19/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY