WARRANTY DEED

BOOK 11140 PAGE 464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Box 1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE - TENN. DAVIDSON CO.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha D. Davison	**Century Mortgage Corp.**	**120-13-77**
(NAME)	(NAME)	
1114 Tara Ann Court	**Two International Drive, Suite 507**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James N. Fitzgerald and wife Elizabeth A. Fitzgerald and Owen Fitzgerald**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natasha D. Davison, unmarried**, 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 Lot No. 20A on the Zone Lot Division of Lots 13,15,16,20 & 22 of Section 3 and Lots 9 & 10 of Section 1 of Seven Oaks Estates, of record in Plat Book 6250, Page 413, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James N. Fitzgerald and wife Elizabeth A. Fitzgerald by deed of record in Book 7903, Page 472, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Elizabeth A. Fitzgerald and Owen Fitzgerald by James N. Fitzgerald as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11140, Page 462, in the Register's Office for Davidson County, Tennessee. tBook 11140, Page 463,

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1114 Tara Ann Court, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

0495617
IDENTIF. ↑ REFERENCE

98 OCT -5 AM 8:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 29th day of September, 1998.

Owen Fitzgerald
By: James N. Fitzgerald Atty-in-fact

James N. Fitzgerald

Elizabeth A. Fitzgerald
By: James N. Fitzgerald Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9/29/98 before me personally appeared James N. Fitzgerald, the person who executed the foregoing instrument on behalf of Elizabeth A. Fitzgerald and Owen, and acknowledged that they executed the same as the free act and deed of the said James N. Fitzgerald, through Power of Attorney granted James N. Fitzgerald, by the said Elizabeth A. Fitzgerald and Owen Fitzgerald.

Notary Public

Commission Expires:

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE HERFORD CO.

My Commission Expires 2-19-2002

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 James N. Fitzgerald bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Antioch, Tennessee, this 29th day of September, 1998.

Commission Expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9024 10/05 0101 03CHECK 218.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 466

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 56000.00
				CON TX 207.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 218.20
				CHECK 218.20
			10/05/98 01	08:37 0001 9024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495617

IDENTIF. & REFERENCE

98 OCT -5 AM 8:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354299