Filr - Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Joey W Fitzgerald 1/30/03
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2003.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey Fitzgerald	CTX Mortgage Company, LLC	132-15-34
(NAME)	(NAME)	
736 Elysian Fields Road	3100 West End Avenue, Suite 1020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37203	
(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, **John Pitsinos, and wife Allison B. Pitsinos**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEY W. FITZGERALD AND WIFE, CARLA F. FITZGERALD**, 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. 44 on the Plan of Elysian Fields, Section 1, as of record in Plat Book 1424, Page 81, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Pitsinos, and wife Allison B. Pitsinos by Warranty Deed from James B. Willard and wife, Maude Willard of record in Book 9677, Page 569, said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 736 Elysian Fields Rd., Nashville, TN 37204
(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.

Davidson County DEEDWARR
Recvd: 02/03/03 15:50 2pgs
Fees:13.00 Taxes:684.50

20030203-0014830

Witness my/our hand(s) this 30th day of January, 2003.

John Pitsinos

Allison B. Pitsinos by: John Pitsinos as Attorney in Fact

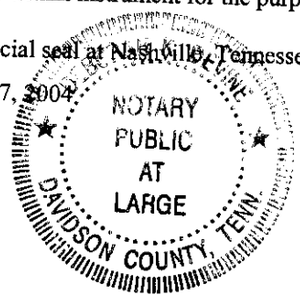
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Pitsinos, 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 Nashville, Tennessee this 30th day of January, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

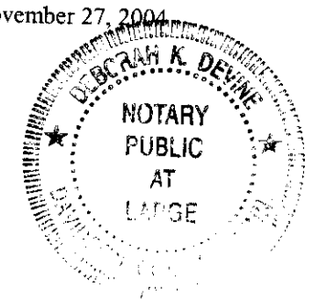
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of January, 2003, before me personally appeared John Pitsinos, the person who executed the foregoing instrument on behalf of Allison Pitsinos, and acknowledged that he executed the same as a free act and deed of the said Allison Pitsinos, through Power of Attorney granted John Pitsinos by the same Allison Pitsinos.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public