Box 13
#5463

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/03 12:35 2pgs
Fees:13.00 Taxes:428.83

20030509-0062632

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: April 12, 2004.

(AFFIX SEAL)

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC HERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004 LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Giovanni Rodriguez	~~Giovanni Rodriguez~~ Transland Financial Services, Inc	MAP 43-1
(NAME) 140 Sarver Avenue	(NAME) 2701 Maitland Center Pkwy Ste. 300	PARCEL 123
(ADDRESS) Madison, TN 37115	(ADDRESS) Maitland FL. 32751	
(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, Jerry W. Fitzgerald Jr. and Wife, Christy Fitzgerald , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Giovanni Rodriguez, married , 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 the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot "C" on the Corrected Map of the W.P. Ready Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office for said County, and more particularly described as follows: Beginning at a point in the southerly margin of Sarver (formerly Madison Avenue), 130 feet westwardly from the common corner of Lots "C" and "D"; thence with said Avenue, westwardly 75 feet to a point; thence southwardly 247 feet, more or less, to the southwest corner of the property conveyed to James K. Traughber and wife, by deed from George P. Howell and wife, of record in Book 1538, Page 479, said Register's Office; thence with Traughber's southerly line eastwardly 75 feet to a point; thence northwardly 244.5 feet, more or less, to the beginning.

Being the same property conveyed to Jerry W. Fitzgerald Jr. by Warranty Deed from Elmer Tamble Leighton, III and wife, Patti G. Leighton of record in Book 7878, Page 585, Register's Office for Davidson County, Tennessee.

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

Christy Fitzgerald, wife of

Joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

unimproved ☐

This is improved ☒ property, known as 140 Sarver Avenue, Madison, TN 37115

(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.

Witness my/our hand(s) this 25th day of April, 2003.

Jerry W. Fitzgerald Jr.

Christy Fitzgerald

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 Jerry W. Fitzgerald Jr. and Wife, Christy Fitzgerald, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of April, 2003.

My Commission Expires: _____

JUSTIN K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

Notary Public

File Number2304226

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075