Davidson County DEEDWARR
Recvd: 12/16/03 15:37 2pgs
Fees:13.00 Taxes:395.53

20031216-0179774

**PREPARED BY:**
**Atwood & Moore**
**Attorneys at Law**
**Murfreesboro, TN 37129**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **5th** day of **December, 2003** between **Signature Development, Inc., a Tennessee corporation** , GRANTOR, and **Inez Fitzpatrick unmarried** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Rutherford,** State of Tennessee, more particularly described as follows:

**BEING all of Unit No. 4, OAK GROVE TOWNHOMES, according to survey and plat of same appearing of record in Instrument No. 200211260146722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.**

**BEING a part of the same property conveyed to Signature Homes, Inc., a Tennessee corporation, by deed of record in Instrument No. 200203070028431 and corrected in Instrument No. 200304250056111, of the Register's Office of Davidson County, Tennessee.**

**THIS conveyance is subject to the Master Deed, Bylaws and Charter of record in Instrument No. 200209300118631; to the right of way easement of record in Book 3843, page 727, and, to any and all other matters as shown on subdivision plat of record in Instrument No. 20011260146722, of the Register's Office of Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Signature Development, Inc.

By:

**Brian Burns** , President
Signature of Seller

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF Rutherford )**

Before me, B. Jo Atwood, a Notary Public of said State and County aforesaid, personally appeared Brian Burns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Signature Development, Inc., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Murfreesboro, this the **5th** day of **December, 2003.**

B. JO ATWOOD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

My Commission Expires: 6/17/2007

Name and Address of Property Owner:

**Inez Fitzpatrick**
**2940 Baby Ruth Lane**
**Antioch, TN 37013**

Property Address:

**2940 Baby Ruth Lane**
**Antioch, TN 37013**

Person Responsible for Taxes:

**Murfreesboro**

**Parcel #:** 163-110E-031000

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Rutherford**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **December, 2003.**

B. JO ATWOOD NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

My Commission Expires: 6/17/2007

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129