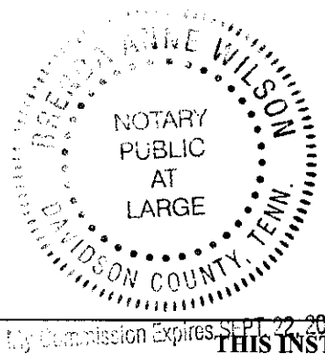
WARRANTY DEED



My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July 2004

Notary Public

MY COMMISSION EXPIRES: Sept 22 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/06/04 14:16 2pgs
Fees:13.00 Taxes:450.29

20040806-0095207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha M. Pope	National Bank of Commerce	Map52
(NAME) 944 Santa Maria Cove	(NAME) 115 29th Avenue South	Group- 08-0-A
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville Tennessee 37212	Parcel-252
(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, **David S. Fitzgerald and Wife, Kimberly S. Fitzgerald** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha M. Pope** *, 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: *unmarried

Being Lot No. 76 on the Plan of Phase Two, Section Four Heron Walk, as of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David S. Fitzgerald and Wife, Kimberly S. Fitzgerald by deed from ALLEN EARPS AND WIFE, BETTY F. EARPS of record in Deed Book 11684, page 31 AND FILED FOR RECORD ON OCTOBER 1, 1999, Register's Office for said County.

Being the same property conveyed to David S. Fitzgerald and Wife, Kimberly S. Fitzgerald by deed from Allen Earps and Betty F. Earps, Husband and Wife of record in Deed Book 11684, page 31, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 10095, page 464, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 944 Santa Maria Cove, 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. 30th day of July, 2004.

David S. Fitzgerald

Kimberly S. 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 David S. Fitzgerald and, Kimberly S. Fitzgerald the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that David S. Fitzgerald and, Kimberly S. Fitzgerald executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2004

My Commission Expires: 12-18-05

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2407356
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122