Davidson County DEEDWARR
Recvd: 12/19/06 09:52 2 pgs
Fees:13.00 Taxes:651.94

20061219-0156055

**Prepared by:**
**Reli, Inc.**
**105 West Park Dr. Ste 420**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $176,200.00.**

**Affiant**

**Subscribed and sworn to before me, this 15th day of December, 2006.**

**Notary Public**
**My commission expires:**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Karen L. Fairbend | New Owner | 164-13-0-07400 |
| 312 Clark Hill Crossing | | |
| Antioch, TN 37013 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas G. Fitzpatrick and wife, Janet Claire Fitzpatrick, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen L. Fairbend, hereinafter called the Grantees, their successors 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. 248 of Asheford Crossing Subdivision of record in Book 9700, Page 171, Register's Office for said County, to which reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Thomas G. Fitzpatrick and wife, Janet Claire Fitzpatrick, by deed from Prudential Relocation, Inc. dated 3/11/03 of record in Instrument No. 200305270071094, Register's Office for Davidson County, Tennessee.
>
> Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 312 Clark Hill Crossing, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of December, 2006.

Thomas G. Fitzpatrick

Janet Claire Fitzpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas G. Fitzpatrick and Janet Claire Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of December, 2006.

Notary Public

My Commission expires 9/8/09

