Davidson County DEEDWARR
Recvd: 06/06/07 14:45 2 pgs
Fees:13.00 Taxes:1509.60
20070606-0067972

(2)

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this June 1, 2007.

_____
Notary Public

My Commission Expires: 1-23-2010

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph W. Fitzgerald and Andrea M. Fitzgerald
1104 Stone Ridge Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

180020A03000CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William L. Strom and wife, Cynthia A. Strom hereinafter referred to as Grantors, hereby transfers and conveys to Joseph W. Fitzgerald and wife, Andrea M. Fitzgerald, hereinafter referred to as 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, TN, Being Lot No. 72 on the plan of The Ridge at Stone Creek, of record in Instrument # 20031027-0157621, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William L. Strom and wife, Cynthia A. Strom by Warranty Deed from Dress Premier Homes, inc., and an Ohio Corporation of record in Instrument # 20040706-0079851, Register's Office for Davidson County, TN, dated 6/30/04.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument # 20040706-0079851, Register's Office of said County.

Restrictions of record in Book 10324, page 365, amended in Instrument # 20010719-0076875 and restrictions of record in Instrument # 20020722-0087705, Register's Office of said County.

Master Deed of record in Book 10324, page 405, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1104 Stone Ridge Court, Nashville, TN 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this June 1, 2007.

William L. Strom by Cynthia A. Strom
William L. Strom
By: Cynthia A. Strom, Attorney-in-Fact

Cynthia A. Strom
Cynthia A. Strom

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cynthia A. Strom, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this June 1, 2007.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cynthia A. Strom, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact** of William L. Strom and is authorized by him to execute this instrument as his free act and deed on this June 1, 2007.

My Commission Expires: 11/8/08

Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 2008

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