File No. 270501792

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/26/07 10:10 2 pgs
Fees:13.00 Taxes:444.00

20070626-0076090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Fitzpatrick	Homeservices Lending, LLC. Series A DBA Plaza Mortgage	Map 95
(NAME) 2120 Lebanon Pike #73	(NAME) 2051 Killebrew Drive Ste 500	Group 05-0B
(ADDRESS) Nashville, TN 37210	(ADDRESS) Bloomington, MN 55425	Parcel 155
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sandra T. Sellin-Wolters and Chris Wolters, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Fitzpatrick**, a married person, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit number 73 on the Master Deed of Easthaven Townhomes, as of record in Instrument Number 20010806-0083543 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 Sandra T. Sellin-Wolters by deed from R.J. York Homes, LLC of record in Instrument Number 20041207-0145516, re-recorded in Instrument Number 20041217-0150299 to fill in recorded Quitclaim reference number not filled in by Register's Office, and re-recorded again in Instrument Number 20041217-0150299 to correct the name of the Grantee in the body of the deed, and filed for record on February 17, 2005, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Instrument Number 20010806-0083543 in the Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Instrument Number 20041207-0145515, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument Number 20010806-0083542, and 20020709-0082356, Register's Office for said County.

Restrictive Covenants as shown of record in Instrument Numbers 20010806-0083543, as amended in Instrument numbers 20020709-0082357, and 20040419-0043570, Register's Office for said County.

Easement as shown of record in Instrument Number 20031007-0147962, 200403190031672, and in Book 1163, Page 638 and Book 1207, Page 514 Register's Office for said County.

Chris Wolters joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2120 Lebanon Pike #73, Nashville, TN 37210
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 13th day of June, 2007.

Sandra Sellin-Wolters

Chris Wolters

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sandra T. Sellin-Wolters and Chris Wolters the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of June, 2007.

Commission expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires May 22, 2009

Notary Public

QUENTIN J. WHITELAW NOTARY PUBLIC GWINNETT CO. GA MY COMMISSION EXPIRES MAY 22, 2009

File Number: 270501792

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122