File No. 20070273

WARRANTY DEED

BRENDA BABER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BRENDA BA STATE OF TENNE NOTA PUB SUMNER C

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Fitzpatrick		31-3B-212 CO
(NAME)	(NAME)	
212 Churchill Crossing	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Brenda G. Maggart, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Fitzpatrick, unmarried, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 212, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums as recorded in the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, which amends Lot No. 1 Churchill Crossing, in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda G. Maggart by deed from Ronald Morris Woods, unmarried recorded in Record Book 9007, page 554, Register's Office, Davidson County, Tennessee.

Subject to Master Deed of record in Book 7792, page 915, Book 7804, page 616, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 212 Churchill Crossing, 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 hand this 16th day of July, 2007.

Brenda G. Maggart

Davidson County DEEDWARR
Recvd: 07/23/07 09:41 2 pgs
Fees:13.00 Taxes:310.43

20070723-0086990

File No. 20070273

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda G. Maggart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 7/16/2007.

Lura Brady

Notary Public

My Commission Expires: 7-24-2010

