60 70454

Return to:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070435

Davidson County DEEDWARR
Recvd: 09/26/07 12:12 2 pgs
Fees:13.00 Taxes:666.00

20070926-0114768

Send Tax Bills To:
New owner

New Owner is:
Bobbie J. Fitz'Gerald
492 Huntington Ridge Drive
Nashville, TN 37211

MAP: 161-11-0A-115.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Virginia M. Enoch, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bobbie J. Fitz'Gerald, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **492 Huntington Ridge Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 115 on the Final Plat of Revision One, Huntington Ridge Townhouse Condominiums, as shown on plat of record in Book 9700, page 846, said Register's Office, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Virginia M. Enoch, unmarried, from Westminster Homes, Inc. by Warranty Deed dated May 29, 1998 and recorded June 5, 1998 in Book 10964, page 568, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4729, page 687; Book 4889, page 905; and Book 5394, page 243; By-laws of record in Book 7423, page 762; Charter of record in Book 4729, page 682 and Book 4890, page 84; Conveyance of common areas of record in Book 4742, page 570; Stormwater Detention Agreements of record in Book 9732, page 551; Book 9775, page 308; and Book 11345, page 59; and all matters of record on plat in Plat Book 9700, page 846, Register's Office for Davidson County.

VME
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of September, 2007.

GRANTOR(S):

Virginia M. Enoch

VIRGINIA M. ENOCH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Virginia M. Enoch unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of September, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of September, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009