Davidson County DEEDWARR
Recvd: 10/25/07 13:48 2 pgs
Fees:13.00 Taxes:510.23

20071025-0126283

Record & Return to:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

File #27070

# WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Merritt Elizabeth Mayo, | New Owner | 131-5-B-231 |
| 231 Summit Ridge Drive | | |
| Nashville, TN, 37215 | | |
| | | |

FOR AND IN 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, I/WE,

**Jacob Scott Fitzhugh, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Merritt Elizabeth Mayo, 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:

**Certain real estate consisting of a certain condominium apartment in DAVIDSON County, State of Tennessee, described as follows:**

**Unit No. 231, on the Plat of FOUR SEASONS CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-Laws, of record in Book 6841, Page 349, and as Amended in book 6847, Page 122, Register's Office for DAVIDSON County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of FOUR SEASONS Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.**

**BEING the same property conveyed to Jacob Scott Fitzhugh, Unmarried, by deed from Hastings P. Cargile, Unmarried, of record in Instrument Number 20050210-0015481, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Four Seasons condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

Unimproved ( )
This is improved ( X) property known as 231 Summit Ridge Drive, Nashville, TN 37215

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/our hand(s) this 19th day of October, 2007

Jacob Scott Fitzhugh by Jon Hasenfuss
Jacob Scott Fitzhugh
atty in fact

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Hasenfuss, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jacob Scott Fitzhugh as his Attorney-In-Fact, and as the free act and deed of the within named Jacob Scott Fitzhugh.
Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of October, 2007.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 24, 2010