Davidson County DEEDWARR
Recvd: 05/08/08 14:32 3 pgs
Fees:18.00 Taxes:536.50
20080508-0047898

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

LESLIE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2008.

Notary Public
My commission expires:

02-0802-45932

Address of New Owner:	Send Tax Bills to:	Tax Information
LeShawnda J. Fitzgerald	Peoples Home Equity	022-02-0-064.00
217 Baylee Mika Place	4300 Sidco Dr # 200	
Joelton TN 37080	Nashville TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donovan L. Strickland and wife, Abby Strickland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LeShawnda J. Fitzgerald, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Chase Pointe, Section Five, of record in Instrument No. 20000110-0003085, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron W. Camden and wife, Tammy L. Camden by deed from Michael G. Eby and wife, Barbara E. Eby, dated June 25, 2004, recorded June 30, 2004, of record in Instrument No. 20040630-0077423, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donovan L. Strickland and wife, Abby Strickland by deed from Aaron W. Camden and wife, Tammy L. Camden, dated December 23, 2006, recorded January 5, 2007, of record in Book , Page Instrument No. 20070105-0002283, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 217 Baylee Mika Place, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2008.

Donovan L. Strickland

Abby R. Strickland
Abby Strickland

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donovan L. Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, TN, this ____ day of April, 2008.

State of Tennessee at Large

My Commission expires

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abby Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Clearwater, FL, this 28th day of April, 2008.

State of Florida at Large

My commission expires: 11/8/2010

RYAN HODGE
Notary Public - State of Florida
My Commission Expires Nov 8, 2010
Commission # DD 613238
Bonded Through National Notary Assn.

WITNESS my hand this 22nd day of April, 2008.

Donovan L. Strickland

Abby Strickland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donovan L. Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of April, 2008.

State of ~~Tennessee~~ at Large

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11-22-2010

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abby Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, FL, this _____ day of April, 2008.

State of Florida at Large

My commission expires: