WARRANTY DEED

G-VRE-09-1507

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Little	Courtney Little	
1507 Linden Avenue	(NAME) 1507 Linden Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	105-13-83.00
(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 BRIAN T. FITZPATRICK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~COURTNEY LITTLE AND SOPHIE SIMMONS~~ ★Courtney T. Little and wife, Sophie Simmons hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST ONE-HALF OF LOT NO. 59 ON THE BELMONT LAND COMPANY'S PLAN CALLED "BELMONT HEIGHTS" OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE ON LINDEN AVENUE AND RUNS BACK PARALLEL LINES 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HEATHER CHILDS TO BRIAN T. FITZPATRICK AS RECORDED ON THE 31ST DAY OF JULY, 2009 IN INSTRUMENT NO. 20090731-0071746 AND WARRANTY DEED FROM LUCIA TANASSI, AND HUSBAND, MATTHEW DREYER TO BRIAN T. FITZPATRICK, AND HEATHER CHILDS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 4TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070604-0066087, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

HEATHER G. CHILDS JOINS IN THIS INSTRUMENT IN ACCORDANCE WITH ORDER NO. 09-1413-IV CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE TO CONVEY ANY INTEREST SHE MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1507 Linden Avenue, Nashville, Tennessee 37212
(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), their 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), 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 28th day of September, 2009.

Brian T. Fitzpatrick

Heather G. Childs

BILL GARRETT, Davidson County
Trans: T20090067253 DEEDWARR
Recvd: 10/02/09 13:49 2 pgs
Fees: 13.00 Taxes: 2238.50

20091002-0091748

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of September, 2009.

Notary Public

My Commission Expires: 9/3/17

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903