Cornerstone Title & Escrow
RETURN TO: 2525 Lebanon Pike
Bldg C, Suite 101
Nashville, TN 37214

# WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-27-11

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mandy J. Judkins | MTG | 07307018900 |
| (NAME) | (NAME) Ste. 200 | |
| 2409 Robbie Court | 8320 E. Walker Springs Lane | |
| (ADDRESS) | (ADDRESS) 37923 | |
| Nashville, TN 37214 | Knoxville TN ~~37923~~ | |
| (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, I, **Julie M. O'Brien-Fritz and husband, Christopher W. Fritz**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mandy J. Judkins, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 23A on the Plan of Cabin Hill, Zone Lot Division of Lots 22 through 26, 38 and 39, Section 4 and lots 41, 42 and 43, Section 3, as of record in Plat Book 6250, Page 523, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie M. O'Brien by Warranty Deed dated June 29, 2001 from Marian G. Harris, unmarried as recorded in Instrument No. 20010702-0069844, Register's Office for Davidson County, Tennessee. The above stated Julie M. O'Brien having since married and is now known as Julie M. Fritz.

All matters as set forth on the plat of record in Plat Book 5200, Page 795 as amended in Plat Book 6250, Page 523, Register's Office for Davidson County, Tennessee.

Subject to any applicable Homeowner's Association Dues.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6430, Page 508 and amended in Book 9412, Page 317, Register's Office for Davidson County, Tennessee.

Christopher W. Fritz joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2409 Robbie Court, Nashville, TN 37214
(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/or 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/or 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.

BILL GARRETT, Davidson County
Trans: T20110012754 DEEDWARR
Recvd: 03/03/11 08:52 2 pgs
Fees: 13.00 Taxes: 301.92
20110303-0016904

Witness my hand this 25th day of February, 2011.

Julie M. O'Brien-Fritz

Christopher W. Fritz

State of Tennessee
County of Wilson

Personally appeared before me Julie M. O'Brien-Fritz and husband, Christopher W. Fritz, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2011.

Notary Public
My Commission Expires: 9.2.2013

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

