BILL GARRETT, Davidson County
Trans:T20110013845 DEEDWARR
Recvd: 03/08/11 09:44 2 pgs
Fees:13.00 Taxes:4440.00
20110308-0018350

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50777
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John David Fitzgerald, III Alberta Hight Fitzgerald 709 Belle Meade Boulevard Nashville, Tennessee 37205	Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 13006002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric L. Stengel and spouse, Claudia K. Stengel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John David Fitzgerald, III and spouse, Alberta Hight Fitzgerald** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 4 on the Plan of the subdivision of Lot No. 18 and other lots of Belle Meade, Plan No. 2, as of record in Book 421, pages 98 and 99, Register's Office for said County.

Said part of Lot No. 4 fronts 100 feet on the westerly side of Belle Meade Boulevard and runs back 280.7 feet on the northerly line and 279 feet, more or less, on the southerly line to the easterly line of Lot No. 9, measuring 100 feet thereon.

BEING the same property conveyed to Eric L. Stengel and spouse, Claudia K. Stengel by Warranty deed from John M. Donnelly, Jr. and spouse, Martha D. Donnelly, dated August 24, 2000 and recorded on August 24, 2000 of record in Doc. No. 20000824-0082969 Register's Office for Davidson County, Tennessee. The said Eric L. Stengel and Claudia K. Stengel have since divorced.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Pages 98 and 99 said Register's Office; Easement for Sanitary Sewers to the City of Belle Meade by instrument of record in Book 5787, page 340 said Register's Office. Rights and easements with reference to sewer, as set out in agreement between Albert S. Britt, Trustee, and others, of record in Book 512, page 676, Register's Office for Davidson County, Tennessee. Water rights as set out in instrument between the Belle Meade Company and Brown Buford, of record in Book 660, page 173, Register's office for Davidson County, Tennessee; Water rights as set out instrument between J. L. Webb Pipe Line Company and Lillie M. Anderson, of record in Book 944, page 434, registers Office for Davidson County, Tennessee.

This is improved property, known as: 709 Belle Meade Boulevard, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 2011.

Eric L. Stengel

Claudia K. Stengel

State of TENNESSEE
County of DAVIDSON

On this 4th day of March, 2011 , before me the undersigned authority, personally appeared Eric L. Stengel and Claudia K. Stengel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Sworn and subscribed before me this the 4th day of March, 2011

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN