WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Joe L. Fitzgerald, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe L. Fitzgerald III	Primary Residential Mortgage, Inc.	164-09-0-007.00
(NAME)	(NAME)	
5721 Cedar Ash Xing	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(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, **Richard B. Bellamy and wife, Sylvia Lee Bellamy**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joe L. Fitzgerald III, an unmarried man**, 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 all of Lot No. 278, on the Plan of Revised Lots 277, 278 & 279, Asheford Crossing, Section One, as shown by plat appearing of record in Plat Book 8250, Page 533, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard B. Bellamy and wife, Sylvia Lee Bellamy by Warranty Deed dated March 29, 1996, from Phillips Builders, Inc. and filed for record on April 2, 1996, in Book 10000, Page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Subject to all matters as set forth on the plat of record in Plat Book 8250, Page 533, (2) Restrictive Covenants of record in Book 9651, Page 900, and Amendments in Book 9980, Page 482, Book 10301, Page 180, and Book 10640, Page 941, (3) All matters as set out in document including, but not limited to an Easement as shown of record in Book 9336, Page 238, (4) By-Laws of record in Book 9651, Page 925, and (5) Charter of the Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, Page 895, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/09/12 14:17 3 pgs
Fees:18.00 Taxes:466.20
20120309-0020852

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 5721 Cedar Ash Xing, Antioch, TN 37013
(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.

Witness our hands this 29th day of February, 2012.

Richard B. Bellamy

Sylvia Lee Bellamy

State of Tennessee
County of Williamson

Personally appeared before me Richard B. Bellamy and Sylvia Lee Bellamy, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2012.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

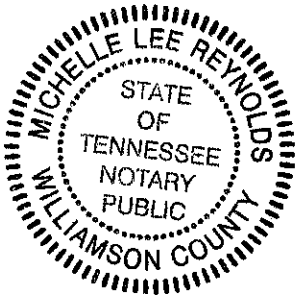
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015