RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120039765 DEEDWARR
Recvd: 05/31/12 09:16 6 pgs
Fees:33.00 Taxes:314.50
20120531-0047017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Mitchell A. Watts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2012.

NOTARY PUBLIC

My Commission Expires: 5/1/12

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy N. Stewart 2206 Ravenwood Drive Nashville, TN 37216	Timothy N. Stewart 2206 Ravenwood Drive Nashville, TN 37216	072-12-0-132

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THE HEIRS AT LAW OF HAZEL E. FITZPATRICK being PEGGY HARRIS, ROBERT MURRAY, GEORGE WILLIAM PENNINGTON A/K/A KNOWN AS BILLY PENNINGTON, JOHN PENNINGTON, ROGER EDWARDS, LINDA WALSH, MARK EDWARDS, JIMMY EDWARDS, DEBBIE HUTCHINGS AND SANDRA MOONEYHAN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TIMOTHY N. STEWART, unmarried

hereinafter called the GRANTEES, their 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 Lot(s) 166, as shown on the map entitled Dalewood, Section III, of record as Plat Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JIMMIE G. PARKER and wife, HAZEL E. PARKER, by deed from JOH N T. HARGIS and wife, ELIZABETH D. HARGIS, of record as Book 1915, page 563, dated December 27, 1950, said

Register's Office. Being further conveyed to HAZEL E. PARKER by deed from JIMMIE G. PARKER, of record as Book 3069, page 245, dated April 30, 1960, said Register's Office. Being further conveyed to HAZEL E. FITZPATRICK by deed from ROBERT M. COGGIN, as Trustee, to establish title in her present name, of record as Book 5857, page 388, dated March 3, 1982, said Register's Office. The said HAZEL E. FITZPATRICK died January 24, 2012 leaving Peggy Harris, Robert Murray, George William Pennington a/k/a Billy Pennington, John Pennington, Roger Edwards, Linda Walsh, Mark Edwards, Jimmy Edwards, Debbie Hutchings and Sandra Mooneyhan as her Heirs-At-Law as referenced in Affidavit of Heirship of Hazel Fitzpatrick of record as Instrument No. 20120531-0047007, recorded simultaneously here with.

This improved property is known as 2206 Ravenwood Drive, Nashville, TN 37216.

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 and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of May, 2012.

Peggy Harris by Robert Murray
Peggy Harris by Robert Murray, her Attorney-in-Fact

Robert Murray
Robert Murray

George William Pennington by Jeffrey Bryant Pennington
George William Pennington, by Jeffrey Bryant Pennington, his Attorney-in-Fact

John Pennington by Robert Murray
John Pennington, by Robert Murray, his Attorney-In-Fact

Roger Edwards by Robert Murray
Roger Edwards, by Robert Murray, his Attorney-In-Fact

Linda Walsh by Robert Murray
Linda Walsh, by Robert Murray, her Attorney-in-Fact

Mark Edwards by Robert Murray
Mark Edwards, by Robert Murray, his Attorney-in-Fact

Jimmy Edwards by Robert Murray
Jimmy Edwards, by Robert Murray, his Attorney-in-Fact

Debbie Hutchings by Robert Murray
Debbie Hutchings, by Robert Murray, her Attorney-In-Fact

Sandra Mooneyhan by Robert Murray
Sandra Mooneyhan, by Robert Murray, her Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peggy Harris, and who acknowledged that she executed the same as the free act and deed of Peggy Harris.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Murray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

My commission expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Jeffrey Bryant Pennington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George William Pennington, and who acknowledged that she executed the same as the free act and deed of George William Pennington.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Pennington, and who acknowledged that she executed the same as the free act and deed of John Pennington.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roger Edwards, and who acknowledged that she executed the same as the free act and deed of Roger Edwards.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My commission expires:_____

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Walsh, and who acknowledged that she executed the same as the free act and deed of Linda Walsh.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My commission expires:_____

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Edwards, and who acknowledged that she executed the same as the free act and deed of Mark Edwards.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My commission expires:_____

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jimmy Edwards, and who acknowledged that she executed the same as the free act and deed of Jimmy Edwards.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My commission expires:_____

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debbie Hutchings, and who acknowledged that she executed the same as the free act and deed of Debbie Hutchings.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My commission expires:_____

State of Tennessee)
County of Davidson)

On this 29th day of May, 2012, before me personally appeared Robert Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sandra Mooneyhan, and who acknowledged that she executed the same as the free act and deed of Sandra Mooneyhan.

Witness my hand and official seal at office, this 29th day of May, 2012.

Brandy K. Gomaz
Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My commission expires:_____