# WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30567
(Davidson County File Box 9-B)

R-VRES-12-2813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tonya Michelle White | SWBC Mortgage Corp. | |
| 2813 Barclay Drive | (NAME) 5055 Maryland Way, #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Brentwood, TN 37027 | 094-03-0-034.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ERNEST L. FITZGERALD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA MICHELLE WHITE, 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 LOT NO. 217 ON THE PLAN OF SECTION ONE, FORTLAND PARK OF RECORD IN PLAT BOOK 2663, PAGE 61, AMENDED IN BOOK 2799, PAGE 43 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST L. FITZGERALD AND WIFE, LACHELLE FITZGERALD BY WARRANTY DEED FROM LIVINGSTON C. DEAL AND WIFE, BERNADETTE P. DEAL OF RECORD IN BOOK 7881, PAGE 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 1989.

BEING THE SAME PROPERTY CONVEYED TO ERNEST L. FITZGERALD BY QUITCLAIM DEED FROM LACHELLE M. FITZGERALD OF RECORD IN BOOK 11704, PAGE 865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 1994.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2663, PAGE 61; BOOK 2799, PAGE 43; BOOK 2753, PAGE 612; BOOK 2799, PAGE 43; BOOK 3135, PAGE 398; BOOK 3431, PAGE 100; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID SHANNON S. FITZGERALD JOINS HEREIN TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE IN THE ABOVE-DESRIBED PROPERTY.

unimproved ( )
This is improved ( X ) property, known as 2813 Barclay Drive, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20120060015 DEEDWARR
Recvd: 08/13/12 12:40 2 pgs
Fees:13.00 Taxes:606.43
20120813-0072163

Witness my/our hand(s) this 9th day of August, 2012.

Ernest L. Fitzgerald

Shannon S. Fitzgerald

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest L. Fitzgerald and Shannon S. Fitzgerald, 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 9th day of August, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903