Bk 360
(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120083462 DEEDWARR
Recvd: 11/01/12 14:25 2 pgs
Fees:13.00 Taxes:488.40
20121101-0100639

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Melissa C Walker
Affiant

Subscribed and sworn to me on October 31, 2012.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25704SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sheila Preston Fitzgerald 723 Fox Ridge Drive Brentwood, TN 37027	Same as New Owners	16014-C-023.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melissa C. Walker, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sheila Preston Fitzgerald, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 723 on the Plan of Brentwood Trace Condominiums, Section Two of record in Book 5200, pages 376 and 377, Register's Office for said County, to which plan referenced is hereby made for a more complete description.

Being the same property Melissa L. Cartwright, an unmarried person, by Warranty Deed dated November 24, 2009, from Jeffrey Clarke Cartwright and Kathy V. Cartwright, husband and wife, of record as Instrument No. 20091209-0112641, Register's Office for Davidson County, Tennessee. The said Melissa L. Cartwright now known as Melissa L. Walker.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. The Master Deed for Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 5818, page 925 and Book 5868, page 70, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance for water mains of record in Book 5878, page 489 and Notice of installation of sanitary sewers of record in Book 5878, page 465, Register's Office for Davidson County, Tennessee.
6. All matters shown on the Plan of record in Plat Book 5200, pages 3786 and 377, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 723 Fox Ridge Drive, Brentwood, TN 37027.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 on October 31, 2012.

Melissa C. Walker

Melissa C. Walker

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On October 31, 2012, before me personally appeared Melissa C. Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 31, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE