File Box 8

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

BILL GARRETT, Davidson County
Trans:T20120091031 DEEDWARR
Recvd: 11/29/12 15:02 2 pgs
Fees:13.00 Taxes:1295.00
20121129-0109716

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51682
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Crisalli **Kristin M. Crisalli** **4545 Winfield Drive** **Nashville, Tennessee 37211**	SAME

TAX MAP-PARCEL NUMBERS: 172140B01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Fitzgerald and Jessie Marie Fitzjerald**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Crisalli and wife, Kristin M. Crisalli,** 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 Lot No. 18 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1 of record in Doc. No. 200103130024108, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Richard Fitzgerald and Jessie marie Fitzgerald by Warranty Deed from Elisa Taylor Baptiste and husband, Kenneth Baptiste, dated April 30, 2003 and recorded on May 5, 2003, of record in Doc. No. 20030505-0059455, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 200103130024108, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4545 Winfield Drive, Nashville, Tennessee 37211

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 16th day of November, 2012.

Richard Fitzgerald

Jessie Marie Fitzgerald

State of TENNESSEE
County of DAVIDSON

On this 16th day of November, 2012 , before me the undersigned authority, personally appeared Richard Fitzgerald and Jessie Marie Fitzgerald , 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

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 $350,000.00

Affiant

Sworn and subscribed before me this the 16th day of November, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013