# WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas J. Fitzpatrick<br>Mary E. Fitzpatrick | NEW OWNER | 131050B22500CO |
| (NAME) | (NAME) | |
| 630 SULSHUR FORK ROAD | | |
| (ADDRESS) | (ADDRESS) | |
| CHARLOTTE, TN 37036 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph W. Carroll and Edna M. Carroll, Co-Trustees of the Joseph and Edna Carroll Family Trust of 2005 u/a/d February 18, 2005**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Fitzpatrick and Mary E. Fitzpatrick, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 225 as shown on the Plan of Four Seasons, A Condominium Development, together with an undivided interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edna M. Carroll and Joseph William Carroll, husband and wife by deed from Victoria A. Maier, an unmarried person of record in Instrument No. 20031217-0179929 Register's Office for Davidson County, Tennessee dated May 30, 2003. Note: The property was inadvertently conveyed to Edna M. Carroll and Joseph William Carroll, husband and wife and it should be been Edna M. Carroll and Joseph William Carroll, wife and husband. The property was subsequently conveyed to Joseph W. Carroll and Edna M. Carroll, Co-Trustees of the Joseph and Edna Carroll Family Trust of 2005 u/a/d February 18, 2005.

For purposes of identifying the Trust Instrument under which the Grantors have acquired title to the aforesaid property and pursuant to which they have the right to convey real property from the Trust, see the Certificate of Trust attached as Exhibit "A:" to the Quitclaim Deed being recorded contemporaneously herewith in Instrument No. 20130318-0026592, Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **225 Summit Ridge Drive, Nashville, TN 37215**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130021908 DEEDWARR
Recvd: 03/18/13 12:54 2 pgs
Fees:13.00 Taxes:444.00

20130318-0026593

Witness our hands this 13th day of March, 2013.

By: Joseph W. Carroll, co-trustee
Joseph W. Carroll, Co-Trustee

Edna M. Carroll, Co-Trustee
Edna M. Carroll, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Carroll and Edna M. Carroll, Co-Trustees of the Joseph and Edna Carroll Family Trust of 2005 u/a/d February 18, 2005, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Co-Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13TH DAY OF MARCH, 2013.

Commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public