ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $201,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-2014

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5596 DRUDGE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sean C Drudge and Melanie Lyne Drudge	Sumner Bank	108-12-0B-112.00
1813 Summerlake Dr.	280 Browns Lane	
Nashville, TN 37214	Gallatin, TN 37066	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLYN J. FITZSIMONS AND HUSBAND DON FITZSIMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SEAN C DRUDGE AND WIFE MELANIE L. DRUDGE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1813 Summerlake Dr., Nashville, TN 37214

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/or 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/or 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 hand on the 3rd day of July, 2013.

CAROLYN J. FITZSIMONS

DON FITZSIMONS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CAROLYN J. FITZSIMONS, the bargainor(s), 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 for the purposes therein contained. CJF and Don Fitzsimons

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans: T20130059497 DEEDWARR
Recvd: 07/12/13 11:00 2 pgs
Fees: 13.00 Taxes: 743.70

20130712-0072229

13-P5596 DRUDGE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 10, FINAL PLAT, PHASE 1-A, SECTION 4, HARBORVIEW, as shown on plat of record in Plat Book 7900, Page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn J. Fitzsimons, unmarried by Warranty Deed from James D. Gillispie and wife, LaRita Gillispie, recorded on the 31st day of March, 2010 in Instrument No. 20100331-0024065, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PHASE 1-A, SECTION 4, HARBORVIEW, as recorded in Plat Book 7900, Page(s) 386, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7471, Page 26, amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Harborview @ Cheswicke Homeowners Association recorded in Book 7522, Page 339, amended in Book 8263, Page 555.

f. Easement for Access, recorded in Book 8068, Page 723.

g. Easement for Sanitary Sewers/Storm Drainage, recorded in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886 and Book 6147, Page 893.

h. Stormwater Detention Agreement as set forth in instrument recorded in Book 7390, Page 270.