RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140029035 DEEDWARR
Recvd: 04/29/14 09:56 2 pgs
Fees:13.00 Taxes:555.00
20140429-0035786

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Joanne L. Fitzgerald
Affiant

Subscribed and sworn to before me this 25th day of April, 2014.

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 07/08/14

14-0163

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tiffany A. Loxley	Pinnacle Bank	075 08 0
620 Albany Drive	150 3rd Ave. S, Ste 900	038.00
Hermitage, TN 37076	Nashville, TN 37201	

WARRANTY DEED

For and in 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, I,

Joanne L. Fitzgerald, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tiffany A. Loxley, a single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 278 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for said County.

Said Lot fronts 90 feet on the southwesterly side of Albany Drive and extends back 147 feet on the southeasterly line and 150.37 feet on the northwesterly line to a dead line and measures 78.03 feet thereon.

Being the same property conveyed to John W. Fitzgerald and wife, Joanne L. Fitzgerald, by deed from Ronald A. Harris and Rosemary G. Harris, dated March 8, 1974, recorded in Book 4796, Page 77, Register's Office for said County. John W. Fitzgerald having since died, vesting property solely in Joanne L. Fitzgerald as surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **620 Albany Drive, Hermitage, TN 37076.**

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.

Witness my hand this 25th day of April, 2014.

Joanne L. Fitzgerald

Joanne L. Fitzgerald

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 **Joanne L. Fitzgerald**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 07/08/14