BILL GARRETT, Davidson County
Trans:T20140037935 DEEDWARR
Recvd: 05/30/14 15:07 2 pgs
Fees:13.00 Taxes:3330.00
20140530-0046774

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050825**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 28TH day of May, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Jackson R. Moran 3434 Woodmont Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-05-104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edmund Greer Fitzgerald, Executrix and Trustee of The Elisabeth McKee Christensen Fitzgerald Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson R. Moran and Anna M. Moran, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th formerly 11th Civil District of said County described according to a copy of a survey thereof made in July 1937, by W. B. Southgate, Surveyor, as follows:

Beginning at an iron pin in the Northerly margin of Woodmont Blvd the Southwest corner of E. L. Hampton's property; thence with the margin of said boulevard North 85 deg. West 262 feet to the Southeast corner of the property conveyed to Virginia Lee Estes by deed from L. H. Farris and wife, of record in Book 1025, Page 78, Register's Office for said County: thence North 5 deg. West 416 feet more or less to an iron pin and Estes' East line; thence Eastwardly with said Farris and Meiers lines 240 feet 3 inches to a stake in the Westerly line of Hampton Property thence with same South 7 deg. 30' East 434 feet to the beginning.

Being the same property conveyed by Trustee's Quitclaim Deed from Northwestern Mutual Trust Company, as Trustee of The Elisabeth McKee Christensen Fitzgerald Revocable Trust to Edmund B. Fitzgerald his heirs and assigns all of its right, title and interest, as Trustee of the Elisabeth McKee Christensen Fitzgerald Revocable Trust as recorded on the 13th day of December, 2012 in Instrument No. 20121213-0114867.

Edmund B. Fitzgerald having since died on August 28th, 2013. Last Will and Testament of Edmund B. Fitzgerald filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 13P1504. Said Last Will and Testament of Edmund B. Fitzgerald having appointed Edmund Greer Fitzgerald as Executor of the Estate of Edmund B. Fitzgerald. Elisabeth McKee Christensen Fitzgerald having since died on September 20th, 2012. Last Will and Testament Elisabeth McKee Christensen Fitzgerald filed in Davidson County, Tennessee, Probate No. 12P1505.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer/Storm Drainage/Mains and Appurtenances, recorded in Instrument No. 20051117-0139047.

Easement for Sewers/Storm Drainage, recorded in Book 4246, Page 106.

This is improved property located at 3434 Woodmont Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2014.

The Elisabeth McKee Christensen Fitzgerald Revocable Trust

BY: Edmund Greer Fitzgerald
Edmund Greer Fitzgerald, Executrix and Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edmund Greer Fitzgerald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executrix and Trustee of The Elisabeth McKee Christensen Fitzgerald Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of May, 2014. Karen Waller

Notary Public

My Commission Expires: Oct. 20, 2017