WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/14 14:10 2 pgs
Fees:13.00 Taxes:351.50
20141218-0116005

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $95,000.00

Affiant

Subscribed and sworn to before me this 12th day of December, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Michael Fitzhugh	SAME	150-09-0-B-502.00CO
502 Forest Pointe Place		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Caress R. Johnson**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Michael Fitzhugh**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 502 on the Revised Final Plat of Forest Pointe Condominium of record in Book 6900, page 930, amended in Book 7900, page 16, and as shown as an Exhibit to the amended Master Deed of record in Book 8050, page 853, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caress R. Johnson, unmarried, by deed from Stephen E. Wilson, unmarried, on March 24, 2005, of record in Instrument Number 20050404-00361445, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 930, as amended in Book 7900, page 281, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030712-0097022; Book 8050, page 853; and Book 7801, page 463, page , Register's Office for Davidson County, Tennessee.
- Homeowners Association for Forest Pointe Condominums.

This is improved property known as: **502 Forest Pointe Place, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 12, 2014.

Caress R Johnson by
Wendy Green As Attorney in fact

Caress R. Johnson
by Wendy Green, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wendy Green, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Caress R. Johnson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name CAress R. Johnson, the bargainor(s), by the said Wendy Green, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of December, 2014

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY