BILL GARRETT, Davidson County
Trans:T20150000114 DEEDWARR
Recvd: 01/02/15 10:32 2 pgs
Fees:13.00 Taxes:1128.50
20150102-0000182

ADDRESS NEW OWNER:
Charles W. DeVier, IV
Margaret T. DeVier
908 Acklen Dr
Nashville TN 37203

SEND TAX BILL TO:
Same Mail

William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

MAP & PARCEL NOS.:
10509038000

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Willia Fitzgerald, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles W. DeVier, IV and Margaret T. DeVier, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 55 feet of Lot No. 30 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, of record in Book 57, Page 95, said Register's Office.

Said part of Lot No. 30 fronts 50 feet on the northerly side Acklen, formerly Prospect, Avenue and runs back between parallel lines 225 feet to an alley.

Being the same property conveyed to Willia Fitzgerald from Cindy S. Smith, Trustee, by Quitclaim Deed recorded on May 2, 2012, in Instrument No. 20120502-0037427, Register's Office for Davidson County, Tennessee.

This is property with a common address of **908 Acklen Ave., Nashville, TN 37203**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book Book 57, Page 95, said Register's office and all matters therein.

Property conveyed "AS IS."

WF

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of December, 2014.

Willia Fitzgerald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Willia Fitzgerald, ~~an unmarried woman~~,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **22nd** day of **December 2014.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAR. 7, 2017

File No. 1412-202

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $305,000.00.

Affiant

Subscribed and sworn before me this 22nd day of December 2014.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/27/16