Return to and

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150007247 DEEDWARR
Recvd: 01/29/15 12:07 2 pgs
Fees:13.00 Taxes:273.80
20150129-0008546

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2015.

Notary Public
My commission expires: ~~10/18/16~~ 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1501-85896

Address of New Owner:	Send Tax Bills to:	Tax Information
Integrus Realty, LLC 625 Bakers Bridge Ave, Ste105-32 Franklin, TN 37067	Integrus Realty, LLC 625 Bakers Bridge Ave, Ste 105-32 Franklin, TN 37067	162-09-0-A-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Y. Fitzpatrick, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Integrus Realty, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Townhome No. 34, Building No. 5, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as established by the Master Deed of record in Book 4659, Page 32; Book 4659, Page 39; Book 4937, Page 429; and Instrument No. 20140613-0051943, and as shown on the plan of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Y. Fitzpatrick and wife, Carolyn F. Fitzpatrick, husband and wife by deed from Patrick J. Duggan, III and wife, Jessica Dawn Duggan f/k/a Jessica Dawn Dugger, dated June 28, 2007, recorded July 2, 2007, of record in Instrument No. 20070702-0078567, Register's Office for Davidson County, Tennessee. Carolyn F. Fitzpatrick, having since died on November 1, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5510 Country Drive #34, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of January, 2015.

Robert Y. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Y. Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of January, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

