RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/11/15 16:04 3 pgs
Fees:18.00 Taxes:440.30
20150511-0043153

WARRANTY DEED

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

NOTARY PUBLIC

My commission expires: 3/20/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail L. Williams Wesley Scott Williams 210 Old Hickory Blvd., #53 Nashville, TN 37221	New Owner	142-04-0-A-053.00

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and 00/100 Dollars ($119,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH LEE FITZPATRICK, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ABIGAIL L. WILLIAMS AND WESLEY SCOTT WILLIAMS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 53 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699 and amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, of record in Book 5200, page 167, said Register's Office for a more complete description of such unit.

BEING the same property conveyed to Kenneth Lee Fitzpatrick, by Warranty Deed from Joseph P. Bick, an unmarried person, dated October 27, 2003 and recorded November 5, 2003, of record in Instrument No. 20031105-0152312, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 210 Old Hickory Boulevard #53, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2015.

KENNETH LEE FITZPATRICK

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kenneth Lee Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2015.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/03/2019

