NEW OWNER:
J. TODD FITZGERALD
114 PEPPER RIDGE CIRCLE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0042

Map & Parcel
149050A11400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160022063 DEEDWARR
Recvd: 03/17/16 15:20 4 pgs
Fees:23.00 Taxes:355.20
20160317-0025538

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Six Thousand and 00/100 Dollars ($96,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUDKIN TODD FITZGERALD, EXECUTOR OF THE ESTATE OF GLADYS NADINE FITZGERALD, JUDKIN TODD FITZGERALD AND TIMOTHY JAMES FITZGERALD,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **J. TODD FITZGERALD and wife, ANITA E. FITZGERALD,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 114 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, Page 222, in the Register's Office for Davidson County, Tennessee, said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, as amended in Instrument No. 20140307-0019460, both in said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, as amended in Instrument No. 20140307-0019460, both in said Register's Office, and by Annexation of

Land of record in Book 7572, Page 222, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to GLADYS N. FITZGERALD by Warranty Deed from Glenn K. Everson and wife, Avara L. Everson, dated January 28, 2004, and of record in Instrument No. 20040129-0011358, Register's Office for DAVIDSON County, Tennessee. Gladys N. Fitzgerald a/k/a Gladys Nadine Fitzgerald is now deceased, having died unmarried and testate on November 4, 2015. For further reference to title, see the Last Will and Testament of Gladys Nadine Fitzgerald, of record in Docket No. 15P-2069, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, whereby the property herein was devised to her sons: Timothy James Fitzgerald and Judkin Todd Fitzgerald.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **114 PEPPER RIDGE CIRCLE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 7572, Page 222, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of March, 2016.

ESTATE OF GLADYS NADINE FITZGERALD

By: Judkin Todd Fitzgerald
JUDKIN TODD FITZGERALD, EXECUTOR

JUDKIN TODD FITZGERALD

STATE OF TENNESSEE

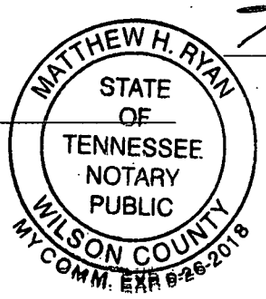
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDKIN TODD FITZGERALD, EXECUTOR OF THE ESTATE OF GLADYS NADINE FITZGERALD,** 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 official seal at office this 14th day of March, 2016.

NOTARY PUBLIC

My commission expires: _____



STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDKIN TODD FITZGERALD,** 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 official seal at office this 14th day of March, 2016.

NOTARY PUBLIC

My commission expires: _____



TIMOTHY JAMES FITZGERALD

STATE OF PENNSYLVANIA

COUNTY OF Allegheny

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIMOTHY JAMES FITZGERALD**, 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 official seal at office this 14th day of March, 2016.

NOTARY PUBLIC

My commission expires: Nov. 14, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brian T. Spezialetti, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 14, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of March, 2016.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018