BILL GARRETT, Davidson County
Trans:T20160040017 DEEDWARR
Recvd: 05/13/16 09:25 2 pgs
Fees:13.00 Taxes:1082.25

20160513-0047750

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Crystal Routon
Affiant

Subscribed and sworn to before me, this 11th day of May, 2016.

Virginia M. Boles
Notary Public
My commission expires: MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1604-76373

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cathy Davis 1708 Robindale Court Hermitage TN 37076	NEW OWNER	098-06-0-A-223.00-CO

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, **Jeffrey L. Fitzpatrick and Angela M. Fitzpatrick, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cathy Davis and Kaitlyn Pridemore, tenants in common**, 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 Lot No. 200, on the Plan of Phase Two, Section C, Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Fitzpatrick and Angela M. Wright by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated March 2, 2012, recorded March 14, 2012, of record in Instrument No. 20120314-0022107, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey L. Fitzpatrick and Angela M. Fitzpatrick, husband and wife by Quitclaim Deed from Jeffrey L. Fitzpatrick and Angela M. Fitzpatrick formerly known as Angela M. Wright, husband and wife, dated September 12, 2015, recorded October 1, 2015, of record in Instrument No. 20151001-0099948, Register's Office for Davidson County, Tennessee.

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: 1708 Robindale Court, Hermitage, TN 37076.

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 11th day of May, 2016.

Jeffrey L. Fitzpatrick

Angela M. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 11th day of May, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY