RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500255

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053519 DEEDWARR
Recvd: 06/23/16 10:22 2 pgs
Fees:13.00 Taxes:1350.50
20160623-0064014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
22nd day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese Winnington	**Primary Residential Mortgage, Inc.**	**062-13-0-055.00**
2323 McGavock Pike	**1480 North 2200 West**	
Nashville, TN 37216	**Salt Lake City, UT 84116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dorothy Fitzgerald, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Therese Winnington, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE (Map/Parcel 062-13-0-055.00)
LAND in Davidson County, Tennessee, being the east part of Lot No. 33 on the "Map of Riverwood Subdivision", as of record in Book 547, Page 62, Register's Office for said County, and described as follows:

BEGINNING at a point at the low water mark of the Cumberland River at the northeast corner of Lot No. 33 in the center line of the creek; thence up said creek South 87-1/4 degrees West 97 feet more or less; thence North 61-1/4 degrees West 132 feet; thence North 10-1/2 degrees West 22 feet; thence South 76-1/4 degrees West 130 feet to a point in a drain and continuing with the drain South 59-1/4 degrees West 29 feet to a point; thence southerly 220 feet more or less to the southerly line of Lot No. 33; thence with the southerly line of the same North 75-1/4 degrees East 390 feet more or less to the low water mark of Cumberland River; thence with the low water mark of the same North 24 degrees West 94 feet to the point of beginning.

TRACT ONE BEING the same property conveyed to Joe W. Fitzgerald and wife, Dorothy L. Fitzgerald by Warranty Deed from Mrs. Rosalyn M. Lowenthal, Administratrix of the Estate of L. J. Sulzbacher, dated 7/29/53 and recorded 8/3/53 in Book 2155, Page 113, Register's Office for Davidson County, Tennessee.

TRACT TWO (Map/Parcel 062-13-0-114.00)
LAND in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point where the northwest corner of Lot No. 34 touches the north or northeasterly margin of Williams Ferry Road; thence with the north line of Lot No. 34, easterly to the northeast corner of said lot; thence with the easterly line of said lot, southerly 25 feet to a point; thence westerly parallel with the first line westerly to a point where said line intersects the easterly margin of Williams Ferry Road; thence with the margin of same northwesterly along a slight curve to a point of beginning.

TRACT TWO BEING the same property conveyed to Joe W. Fitzgerald and wife, Dorothy (typed as Dorthy) Fitzgerald by Quitclaim Deed from Carl L. Sutton and wife, Douglas Sutton, dated 8/18/82 and recorded 8/19/82 in Book 5926, Page 677, Register's Office for Davidson County, Tennessee.

TRACT THREE (Map/Parcel 062-13-0-115.00)
LAND in Davidson County, Tennessee, being the north part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of McGavock Pike, formerly Williams Ferry Road, at the southwest corner of the part of said lot conveyed to Carl L. Sutton and wife, by deed from James E. Wilburn and wife, of record in Book 2487, Page 413, Register's Office for said County; thence along Sutton's southerly line easterly 80 feet, more or less, to the water edge of the Cumberland River; thence down said River, southerly 50 feet, more or less, to a point; thence with the margin of said McGavock Pike; thence with the margin of the same northwesterly around a curve 63 feet, more or less, to the point of beginning.

TRACT THREE BEING the same property conveyed to Joe W. Fitzgerald and wife, Dorothy (typed as Dorthy) Fitzgerald by Quitclaim Deed from Carl L. Sutton and wife, Douglas Sutton, dated 8/18/82 and recorded 8/19/82 in Book 5926, Page 679, Register's Office for Davidson County, Tennessee.

TRACT FOUR (Map/Parcel 062-13-0-116.00)
LAND in Davidson County, Tennessee, being part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of McGavock Pike, said point being 127 feet, more or less, southeasterly from the northeast intersection of said pike and Moss Rose Drive; thence with the margin of McGavock Pike in a southeasterly direction 26 feet, more or less, to an iron pin; thence North 75 degrees East 36.5 feet to a point at the water's edge of the Cumberland River; thence with the said water's edge in a northwesterly direction 25 feet to a point; thence South 75 degrees West 45 feet, more or less, to the point of beginning.

TRACT FOUR BEING the same property conveyed to Dorothy Fitzgerald by Quitclaim Deed from L. G. Bolen, dated 3/10/94 and recorded 3/24/94 in Book 9288, Page 678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is improved (X) property known as **2323 McGavock Pike, Nashville, TN 37216**
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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22nd day of June, 2016.

Dorothy Fitzgerald

Dorothy Fitzgerald

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Fitzgerald the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 22nd day of June, 2016.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018