THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068251** KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00 Affiant Subscribed and sworn to before me, this 27th day of July, 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: David R. Leffard, III and Caitlyn W. Leffard 1015 Percy Warner Boulevard Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-12-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Marie Zaro Fitzgerald and Andrew Penn Fitzgerald, Trustees or their successors in Trust, under the Fitzgerald Family Living Trust, dated October 6, 2003, and any amendments thereto, as community property** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David R. Leffard, III and Caitlyn W. Leffard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 265, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12-14 and amended in Book 3766, page 361, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALLISON ZARO FITZGERALD and husband, ANDREW PENN FITZGERALD, by deed from STEVE L. GRISSIM and wife, STACEY A. EDWARDS GRISSIM, of record in Instrument No. 20030714-0097610, dated June 20, 2003, said Register's Office.

ALLISON ZARO FITZGERALD and husband, ANDREW PENN FITZGERALD conveyed their interest in the subject property to ALLISON MARIE ZARO FITZGERALD AND ANDREW PENN FITZGERALD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FITZGERALD FAMILY LIVING TRUST, DATED OCTOBER 6, 2003, AND ANY AMENDMENTS THERETO, AS COMMUNITY PROPERTY, by deed of record in Instrument No. 20031114-0166451, dated November 3, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 129-12-0-048.00.

BILL GARRETT, Davidson County
Trans:T20160064891 DEEDWARR
Recvd: 07/28/16 10:01 2 pgs
Fees:13.00 Taxes:1369.00
20160728-0077665

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14 and amended in Book 3766, page 361, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511, Book 3702, page 465 and Book 3770, page 81, said Register's Office.

This is improved property located at 1015 Percy Warner Boulevard Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2016.

Fitzgerald Family Living Trust, dated October 6, 2003

By: Allison Marie Zaro Fitzgerald, Trustee

By: Andrew Penn Fitzgerald, Trustee

STATE OF CALIFORNIA)
COUNTY OF ~~ORANGE~~ San Mateo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison ~~Marie~~ Zaro Fitzgerald and Andrew Penn Fitzgerald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of the Fitzgerald Family Living Trust, dated October 6, 2003 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~27th~~ 25 day of July, 2016.

Notary Public

My Commission Expires: 09/02/2017

WILLIAM TSUI
COMM. # 2039097
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. SEP. 2, 2017