BILL GARRETT, Davidson County
Trans: T20160071643 DEEDWARR
Recvd: 08/17/16 14:20 2 pgs
Fees: 13.00 Taxes: 1191.40
20160817-0086009

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: E16-5162

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $322,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2016.

Notary Public

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel J Fitzpatrick Hannah S Fitzpatrick	_____ New Owner	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brittany Lora Stewart and Matthew Tyree, wife and husband** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel J Fitzpatrick and Hannah S Fitzpatrick, husband and wife**, 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:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 3 & 4, on an unrecorded plan of lots described according to a survey made by Pete Meyer, of February 17, 1946, and also described according to a survey made by T.R. Sanford, Surveyor dated June 27, 1961 as follows:

Beginning at a point in the center of Northview Avenue 249 feet South of the center line of Moneta Avenue; thence North 88° 45' West, 147.5 feet, more or less, to the Easterly margin of the L & N Railroad right-of-Way; thence Southerly along said right-of-way 120 feet to a point; thence South 88° 45' East 161.5 feet, more or less, to the center line of Northview Avenue; thence with the center line of same Northerly 120 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom is the land located in the 7th Councilmanic District of Davidson County, Tennessee, being the same property conveyed to Eric J. Lesueur and wife, Jerri Dawn Lesueur by deed dated June 19, 2006 from George H. Patton, unmarried, of record in Instrument No. 20060629-0077947, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 4 on the unrecorded plan of lots according to a survey by Pete Meyer dated February 17, 1946 and T.R. Sanford Dated June 27, 1961, described more particularly according to a survey dated June 15, 2006 by Mark Devendorf (TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the Westerly margin of Northview Avenue (40' wide Right-of-way), said pipe being the Northeast corner of the Valerie R. Perry and Barbara S. Counts land (Book 7425, page 795, Register's Office for Davidson County, Tennessee); thence leaving said margin with said Perry/Counts N 88° 45' 00" W 143.62 feet to an iron rod (new) in the Easterly margin of a railroad right of way; thence with said railroad right of way N 08° 21' 27" E 60.00 feet to an iron rod (new) at the Southwest corner of the George H. Patton land (Book 10486, Page 239, RODC, TN); thence with said

This is ☒ Improved OR ☐ Unimproved property located at: 1706 Northview Ave, Nashville, TN 37216.

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 12th day of August, 2016.

Brittany Lora Stewart

Brittany Lora Stewart

Mathew Tyree

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brittany Lora Stewart and Matthew Tyree,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public

My Commission expires: 7-2-18