BILL GARRETT, Davidson County
Trans:T20170006961 DEEDWARR
Recvd: 01/25/17 08:39 2 pgs
Fees:13.00 Taxes:388.50
20170125-0007863

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2017.

Notary Public

My commission expires:

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D-101, Franklin, TN 39067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
S2K Development, LLC	S2K Development, LLC	081-06-0-099.00
4 Bridal Way Trail	4 Bridal Way Trail	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

J. Lucious Fitzgerald, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

S2K Development, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in F9 County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Lucious Fitzgerald by Special Warranty Deed from Bank of New York, as Trustee of record in Instrument No. 20031103-0161064 Register's Office for Davidson County, Tennessee, dated October 28, 2003 and recorded on November 03, 2003.

This is X improved ☐ unimproved property known as **2701 Aspen Drive, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 3 and 4, Restrictions of record in Book 2909, Page 135, in the Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of January, 2017.

J. Lucious Fitzgerald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, J. Lucious 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 executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of January, 2017.

Notary Public
My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Smart Title File No. TN1113
256 Seaboard Lane, Ste D101
Franklin, TN 37067