THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,555,000.00. Wanda Hiett Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb., 2017 Tracey Perry Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Allen Fitzgerald Jr.	Pinnacle Bank	MAP
3 Chartwell Manor	150 3rd Avenue South, Suite 900	PARCEL 130-12-0A-002.00-CO
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Samuel W. Bartholomew. Jr. and wife, Vicki H. Bartholomew**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Allen Fitzgerald Jr. and wife, Courtney Michelle Fitzgerald**

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northumberland of record in Plat Book 6250, Page (s) 128 and 129, and by Surveyor's Certificate of Correction of record in Book 6386, Page 194 and amended further at Book 10016, Page 474, and re-recorded at Book 10115, Page 781, 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 Samuel W. Bartholomew, Jr., and wife, Vicki H. Bartholomew by Warranty deed from Robert George Schaedle, III, unmarried of record in Instrument No. 20080421-0040119 Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 21, 2008.

Being also known as 3 Chartwell Manor Nashville, Tennessee 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3 Chartwell Manor, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20170015142 DEEDWARR
Recvd: 02/21/17 12:10 2 pgs
Fees:13.00 Taxes:5753.50
20170221-0017218

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 hand(s) this the 17th day of February, 2017.

Vicki H. Bartholomew

Samuel W. Bartholomew, Jr. by Vicki H. Bartholomew, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicki H. Bartholomew** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of February, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicki H. Bartholomew** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Samuel W. Bartholomew, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Samuel W. Bartholomew, Jr.**.

Witness my hand and official seal this the 17th day of February, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

Notary Public