Davidson County DEEDWARR
Recvd: 04/10/17 10:44 2 pgs
Fees:13.00 Taxes:610.50
20170410-0034734

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2017

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MST 2017-0262

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

FRN-17145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Elizer	New Owner	127-13-0—32.00
(NAME)	(NAME)	
8425 Rolling Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **Josephine Ann Fitzgerald, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy W. Elizer and Jessica Necole Elizer, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Four, Merrymount Acres of record in Plat Book 4460, Page (s) 126 and 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 121.80 feet on the southeasterly margin of Rolling Hills Drive and extends back 1,047.20 feet on the northeasterly line and 1,172.78 feet on the southwesterly line to a broken line in the rear, measuring 725,53 feet thereon.

Being the same property conveyed to Jerry Fitzgerald and wife, Josephine Fitzgerald by Warranty deed from Tommy Lee Long, Sr. and wife, Belinda Long of record in Book 7956, page 325, Register's Office for Davidson County, Tennessee, dated September 29, 1989 and recorded on October 6, 1989. (Value or consideration shown in aforementioned deed $64,880.00.) The said Jerry Fitzgerald aka James Jerry Fitzgerald died on December 30, 2007, leaving Josephine Fitzgerald aka Josephine Ann Fitzgerald as tenant by the entirety. Also see Affidavit of Inheritance of record in Instrument No. 20081215-0120052, in said Register's Office. Being also known as 8425 Rolling Hills Drive Nashville, Tennessee 37221.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 126 and 127, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4399, Page 771 and Book 5107, Page 729, in the Register's Office for Davidson County, Tennessee.

This property, known as 8425 Rolling Hills Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 7 DAY OF April, 2017.

Josephine Ann Fitzgerald

Josephine Ann Fitzgerald

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josephine Ann Fitzgerald, with whom I am personally acquainted (or provided 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, this the 7 day of April, 2017.

Notary Public

My Commission Expires: 5/27/2019

(SEAL

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY