NEW OWNER:

Timothy Fitzgerald
2219 24th Avenue North
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0196 JM

Part of 081-02-0-018.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170037212 DEEDWARR
Recvd: 05/03/17 09:41 3 pgs
Fees:18.00 Taxes:1035.63
20170503-0043395

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars** (**$279,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TIMOTHY FITZGERALD, a single man,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Unit 2219 on the Plan of the Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160107-0001837, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At 2217 24th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" and said Declaration appearing in Instrument No. 20160107-0001837, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Thomas Ellis and wife, Kelly Ellis by Warranty Deed from Gary Henderson, and wife, Virginia Henderson of record in Instrument No. 20041209-0146737 Register's Office for Davidson County, Tennessee, dated December 08, 2004 and recorded on December 09, 2004. (Value of consideration shown in aforementioned deed $35,000.00.)

Being a portion of the same property conveyed to Kevin Glover by Warranty Deed from Thomas Ellis and wife, Kelly Ellis of record in Instrument No. 20151110-0114304 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 10, 2015. (Value or consideration as shown in aforementioned deed $89,900.00.)

Being the same property conveyed to TBC Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Kevin Glover of record in Instrument No. 20160405-0032506

Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2219 24th Avenue North Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28 day of **April, 2017.**

TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
JAMES M. BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a member of TBC DEVELOPMENT, the within named bargainor, a Tennessee Limited Liability Company, and that such person, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by such person as member.

WITNESS my hand and official seal at office this 28 day of **April, 2017**.

_____
NOTARY PUBLIC

My commission expires: 6/21/2020

CRYSTAL I ROUTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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The actual consideration or value, whichever is greater, for this transfer is $ **279,900.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **April, 2017**.

NOTARY PUBLIC

My commission expires: 3/3/2020

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020