STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Erin Fitzpatrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8305D

WILLIAM E. TURNIPSEED NOTARY PUBLIC My Commission Expires 10-29-2020 DEKALB COUNTY, GEORGIA

BILL GARRETT, Davidson County
Trans:T20170044700 DEEDWARR
Recvd: 05/25/17 13:25 2 pgs
Fees:13.00 Taxes:395.90
20170525-0052278

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lauren Rachel Green, Single Woman (NAME)	Bancorp South Bank (NAME)	034-03-0-B-212.00 CO
212 Churchill Xing (STREET ADDRESS)	P.O. Box 3356 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tupelo, MS 38803 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Erin Fitzpatrick, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Rachel Green, Single Woman,** 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 certain condominium apartment Unit No. 212, Building 2 in Davidson County, Tennessee on the HORIZONTAL PROPERTY REGIME OF CHURCHILL CROSSING CONDOMINIUMS, as shown recorded in the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, page 616, which amends Lot No. 1 Churchill Crossing in Book 7900, page 25, and as amended in Book 7845,p age 540, Book 10635, page 110, Book 10996, page 199, and Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Erin Fitzpatrick, unmarried from Brenda G. Maggart, unmarried, by Deed dated July 16, 2007, as Instrument No. 20070723-0086990, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 7788, page 924, Register's Office for Davidson County, Tennessee.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens,

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Horizontal Property Regime of Churchill Crossing Condominiums and recorded in Book 7792, page 915, as amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.

4. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
5. Judgment against a Lauren Green of record in Instrument No. 20161227-0135903, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 212 Churchill Xing, Madison, TN 37115.

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.

Witness my/our hand(s) this 18th day of May, 2017.

Erin Fitzpatrick

Erin Fitzpatrick

May 18, 2017
Date

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 Erin Fitzpatrick, Unmarried, the bargainor(s), with whom I am personally acquainted or proved 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 18th day of May, 2017.

My Commission Expires:

WILLIAM E. TURNIPSEED NOTARY PUBLIC My Commission Expires 10-29-2020 DEKALB COUNTY, GEORGIA

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066