WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066059 DEEDWARR
Recvd: 08/01/17 14:41 2 pgs
Fees:13.00 Taxes:591.63
20170801-0078181

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Thomas Fitzgerald	New Owner	
(NAME)	(NAME)	
3826 Plantation Drive		07412008100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **SHIRLEY J. SPILLERS A/K/A SHIRLEY JEAN SPILLERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY THOMAS FITZGERALD, UNMARRIED,** 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. 533 on the plan of Hermitage hills, Section Five of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 533 fronts 75 feet on the westerly margin of Plantation Drive and extends back 150 feet on the northerly line and 149.7 feet on the southerly line to a dead line in the rear, measuring 89.75 feet thereon.

Being the same property conveyed to Robert M. Spillers and wife, Shirley Jean Spillers by deed from Dennis C. Warf, unmarried, dated June 16, 1977, filed of record on June 22, 29177, in Book 5162, page 206, Register's Office for Davidson County, Tennessee. The said Robert M. Spillers died September 27, 2011, leaving Shirley Jean Spillers as sole surviving Tenant by the Entirety. Shirley Jean Spillers and Shirley J. Spillers are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3826 Plantation Drive, Hermitage, TN 37076
(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 hand this 31 day of July, 2017

Shirley J Spillers
By Bryan Robinson

SHIRLEY J. SPILLERS A/K/S SHIRLEY JEAN SPILLERS, BY: BRYAN ROBINSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of July, 2017, before me personally appeared Bryan Robinson, to me known to be the person who executed the foregoing instrument on behalf of Shirley J. Spillers A/K/A Shirley Jean Spillers and acknowledged that he executed the same as the free act and deed of Shirley J. Spillers A/K/A Shirley Jean Spillers.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

~~Prepared By and~~ Return To:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982