THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170812917** Bill Garrett Davidson County Batch# 178 **DEEDWARR** 09/11/2017 02:00:12 PM 2 pgs Fees: $13.00 Taxes: $906.50 20170911-0092931	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2017. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Shannon Nolan FitzGerald 1209 Bainbridge Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-092.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Housing & Urban Development of Washington, D.C.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon N. FitzGerald and Philip A. FitzGerald, wife and husband,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 92 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown on Exhibit A-1 to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-00300 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., by deed from FLAGSTAR BANK, FSB, of record in Instrument No. 20170321-0027231, dated December 22, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 161-06-0A-092.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20070911-0108866, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070614-0071397 and Instrument No. 20080325-0030014, said Register's Office.

Easements, assessments and special assessments as contained in Instrument No. 20070614-0071397, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

This is improved property located at 1209 Bainbridge Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

The Secretary of Housing and Urban Development of Washington, D.C.
and/or his/her successors and/or assigns
by: K.M. Minemier & Associates

By: _____

Its: Project Manager

STATE OF South Carolina)

COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Borden, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Project Manager of - KM Minemier + Associates LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of September, 2017.

Mona R. Knight
Notary Public

My Commission Expires: _____

MONA R. KNIGHT
Notary Public-State of South Carolina
My Commission Expires
June 28, 2027

NOTARY PUBLIC STATE OF SOUTH CAROLINA MONA R. KNIGHT