Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $211,000.00

Alexis M. Cantrell
Affiant

Subscribed and sworn to before me, this 25th **day of October 2017.**

Notary Public Georgette R. Kennedy
My commission expires: 03-08-21

Bill Garrett Davidson County
Batch# 18366 **DEEDWARR**
10/26/2017 09:35:42 AM 2 pgs
Fees: $13.00 Taxes: $780.70

20171026-0109785

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Grace Ann Hastings	Renasant Bank	160 14 0C 023.00
723 Fox Ridge Dr.	2001 Park Place North, Ste. 650	
Brentwood TN 37027	Birmingham, AL 35203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sheila Preston Fitzgerald, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Grace Ann Hastings, a single person, hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 723 on the Plan of Brentwood Trace Condominiums Section Two of record in Book 5200 Pages 376 and 377 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila Preston Fitzgerald by deed from Melissa C Walker fka as Melissa L. Cartwright by deed of record in Instrument No. 20091209-0112641 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Brentwood Trace Condominiums Section Two of record in Book 5200 Pages 376 and 377 Register's Office for Davidson county, Tennessee 4) Deed of Conveyance for water mains of record in Book 5878 Page 489 4) Notice of Installation of sanitary sewers of record in Book 5878 Page 465 5) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the

Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5818 Page 915 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions 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, assessments, and other undertakings contained in the Master "Deed " establishing a horizontal property regime of Brentwood Trace Condominiums

This property is improved property known as 723 Fox Ridge Dr., Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 25th day of October, 2017.

Sheila Preston Fitzgerald

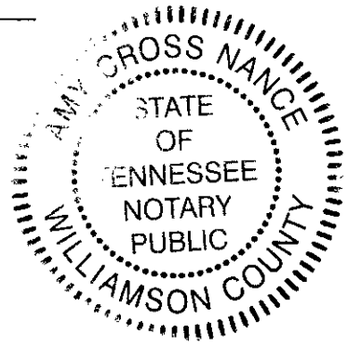
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Preston Fitzgerald, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of October, 2017.

Notary Public

My Commission expires: 4/25/19



FILE NO: 10240