GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 34505 **DEEDWARR**
12/07/2017 12:07:30 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20171207-0125019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 8/20/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Brock Cornell	Acopia, LLC dba Accurate Mortgage Group	095050B15500CO
(NAME)	(NAME)	
2120 Lebanon Pike, 73	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy Fitzpatrick and Marsha Fitzpatrick, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Russell Brock Cornell, unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Unit number 73 on the Master Deed of Easthaven Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and further amended in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy Fitzpatrick,by Quitclaim Deed from Louisa Sellin Fitzpatrick, dated 06/24/2014, recorded 12/31/2014, of record in Instrument No. 20141231-0119146, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Timothy Fitzpatrick, a married person by Warranty Deed from Sandra T. Sellin-Wolters and Chris Wolters, wife and husband, dated 06/13/2007, recorded 06/26/2007, of record in Instrument No. 20070626-0076090, in the Register's Office for Davidson County, Tennessee. The said Timothy Fitzpatrick having since married. Marsha Fitzpatrick joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions of record in Instrument No. 20010806-0083543, Amendment to Declaration of record in Instrument No. 20020709-0082357, Amendment to Restriction on Easthaven Townhomes of record in Instrument No. 20040419-0043570; Easement contained in Warranty Deed of record in Book 1163, Page 638, Book 1207, Page 513, Instrument No. 20010629-0068908; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20040319-0031672; Deed of Easement of record in Instrument No. 20031007-0147962; Charter of Easthaven Townhome Owners Association, Inc., of record in Instrument No. 20010806-0083542; Articles of Amendment to the Charter of record in Instrument No. 20020709-0082356; Quit Claim Deed of record in Instrument No.

RETURN TO

20020709-0082358 and re-recorded of record in Instrument No. 20020710-0083021, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon Pike, 73, Nashville, TN 37210
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 6th day of December, 2017.

Timothy Fitzpatrick

Marsha Fitzpatrick

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Fitzpatrick and Marsha Fitzpatrick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2017.

Notary Public
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122