Bill Garrett Davidson County
Batch# 120341 DEEDWARR
07/24/2018 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $865.80
20180724-0072266

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$234,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of July, 2018.

Notary Public
My Commission expires: 2/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christine A. Wilson Revocable Trust	SAME	082-07-0-480.00
4807 Elkins Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melvin Fitzgerald**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christine A. Wilson, as Trustee for Christine A. Wilson Revocable Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Arrington Heights, Sec. III, as of record in Book 3300, page 99, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a concrete monument in the east margin of North 5th Street opposite a turn into North Fifth Court; thence with the margin of said street, northerly 75 feet to a corner of Lot no. 1; thence with the line between Lots 1 and 2, easterly 90 feet to a corner of Lot No. 3; thence with the line between Lots 2 and 3, southerly 86.27 feet to the northerly margin of North Fifth Court; thence with the margin of the same, westerly 10.11 feet; westerly 40.42 feet; westerly 16.91 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the point of beginning.

Being the same property conveyed to Melvin Fitzgerald and wife, Edna Mai Fitzgerald by deed from H. & W. Builders, Inc. on May 31, 1963, as of record in Book 3571, page 23, Register's Office for Davidson County, Tennessee. And further conveyed to Melvin Fitzgerald by Final Decree of Divorce from Edna Mai Fitzgerald dated June 26, 1973 of record in Book 4732, page 56, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 3300, page 99, Register's Office 3368 County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3368; page 23 and Book 3107, page 347, Register's Office for Davidson County, Tennessee.

This is improved property known as: **705 North 5th Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 24, 2018.

Melvin Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Fitzgerald** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.