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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 200224981**<br><br>Karen Johnson Davidson County<br>Batch# 369871 DEEDWARR<br>03/10/2020 09:30:40 AM 2 pgs<br>Fees: $13.00 Taxes: $1,479.63<br>20200310-0026630 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $399,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of March, 2020.<br><br>Notary Public<br>My Commission Expires: 7/17/21<br><br>MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC HEATHAM COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Sean M. Fitzgerald and Ann Coakley Fitzgerald<br>5218 Rawlings Road<br>Joelton TN 37080 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>021-00-0-349.00 |

**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, **Jason A. Curtis and Krista S. Curtis fka Krista S. Brackemyre, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean M. Fitzgerald and Ann Coakley Fitzgerald, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee and described as Tract 5, according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990 as follows:

Beginning at an iron pin set in the northerly margin of Rawlings Road, the most southeast corner of this tract and being the most southwest corner of Edwin Gienger Property of record in Deed Book 7014, page 23, Register's Office for Davidson County, Tennessee; thence, with the margin of said Road, South 82 49 minutes 32 seconds West 180.50 feet to an iron pin set in the margin of said road , the most southeast corner of Tract 4 of the above referenced survey; thence, leaving said Road and with the line of said Tract 4, North 07 degrees 58 minutes 45 seconds East passing an iron pin set on the south bank of a creek at 992.61 feet and in all a total of 1008.61 feet to the center of said creek, corner to said Tract 4 and being in the line of Porter D. Mayo; thence, with the centerline of said creek and said Mayo for the next three calls as follows; North 76 degrees 33 minutes 37 seconds East 30.51 feet North 87 degrees 58 minutes 16 seconds East 75.58 feet, and North 47 degrees 26 minutes 54 seconds East. 117.07 feet to a point in the center of said creek, near the corner of said Mayo and the corner of Ronnie Rippetoe; thence, with the line of said Rippetoe, North84 degrees 14 minutes 54 seconds East 73.07 feet, and being the most Northwest corner of said Edwin Gienger; thence, leaving said creek and with the line of said Gienger, South 11 degrees 51 minutes 06 seconds West passing an existing iron pin at 12.12 feet on the south bank of said creek and in all a total of 1095.93 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to Jason A. Curtis and wife Krista S. Brackemyre by Warranty deed from Michael P. Foster and wife, Rebekah C, Foster of record in Instrument No. 20161026-0133039 Name Affidavit record in Instrument No. 20191120-0119816 Register's Office for Davidson County, Tennessee, dated October 25, 2006 and recorded on October 26, 2006.

Krista S. Brackemyre is now known as Krista S. Curtis

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.

Taxes for the year 2020, a lien not yet due and payable.

This policy affords assurance as to the location of the boundary lines of subject property, but does not insure the engineering calculations in computing the exact amount of acreage contained therein.

This is improved property located at 5218 Rawlings Road Joelton TN 37080

**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 9th day of March, 2020.

Jason A. Curtis

Krista S. Curtis fka Krista S. Brackemyre

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason A. Curtis and Krista S. Curtis fka Krista S. Brackemyre, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020