WARRANTY DEED

Karen Johnson Davidson County
Batch# 493670 DEEDWARR
10/12/2020 08:30:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201012-0117952

File No. OA0007572

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Fitzpatrick and Lauretta Fitzpatrick	new owners	
(NAME)	(NAME)	
70 Peachtree St		119-06-0-134.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Amy S Deaderick,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Fitzpatrick, a single woman and Lauretta Fitzpatrick, a married woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No. 115 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning at a point in the North margin of Peachtree Street at the Southwest corner of Lot 114, shown on said Sterling Heights Plan; thence with the West line of Lot 114 Northerly 160 feet to a point; thence Westerly 75 feet to a point; thence Southerly 160 feet to the North margin of Peachtree Street; thence with the margin of the same Easterly 75 feet to the point of beginning.

Being the same property conveyed to Magdalena Wilkerson by Warranty deed from Janice A. Watson of record in Instrument No. 20080701-0067616 Register's Office for Davidson County, Tennessee, dated June 27, 2008 and recorded on July 01, 2008.

Being the same property conveyed to Amy S. Deaderick, a single woman by Warranty deed from Magdalena Wilkerson, a single woman of record in Instrument No. 20190326-0027187 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 26, 2019.

Being also known as 70 Peachtree St Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-20-70

unimproved ☐
This is improved ☒ property, known as 70 Peachtree St, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 6th day of October, 2020.

Amy S Deaderick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy S Deaderick, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of October, 2020.

Notary Public

My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-20-70