

THIS DOCUMENT PREPARED BY &  
AFTER RECORDING RETURN TO:  
Angela Emma  
**Olde Knoxville Title Agency, LLC.**  
108 Kingston Pike, Suite 143  
Knoxville, TN 37934  
Phone 865-675-1000  
Fax: 865-696-1001  
File No. **14-835**

Property Address:  
**1000 Cedar Grove Road, Knoxville, TN 37923**

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## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

**FOR VALUABLE CONSIDERATION** OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **The Fitzmaurice Corporation, a Tennessee corporation**, hereinafter referred to as Grantor, this day bargained and sold, and by these presents does hereby transfer and convey unto **Edward D. Fitzgerald and Maria T. Fitzgerald, husband and wife**, hereinafter known as Grantees, the following lands and property, together with all improvements located thereon, lying in the Knox County, Tennessee, to-wit:

**Lot 5, Block 7, of The Shores, according to the Plat thereof, as recorded in Plat Book 54, Page 74, of the Public Records of Knox County, Tennessee.**

**SUBJECT** to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

**AND BEING THE SAME** premises conveyed to Grantor by virtue of a Warranty Deed from Aren and Nancy Bell dated June 7, 2004 and recorded June 7, 2004 in the Register's Office for Knox County, TN, in Property Deed Book/Volume Book 11111, at Page 22222, Instrument No. 12345678910.

**TO HAVE AND TO HOLD** same unto Edward D. Fitzgerald and Maria T. Fitzgerald, husband and wife, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2015 shall be  prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or  paid by Grantee, or  paid by Grantor.

*Continued on following page.....*

Prompts at merge time for information



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The property conveyed  is not a part of the homestead of Grantor and is not Grantor's marital residence, or  is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both husband and wife.

WITNESS Grantor's hands and seal this 27th day of August, 2014.

**The Fitzmaurice Corporation, a  
Tennessee corporation**

Produces any signature block needed for the file - individuals, corporations, etc.

\_\_\_\_\_  
**Tommy Fitzmaurice, President**

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State of Tennessee  
County of Knox

On this, the 27th day of August, 2014, before me, the undersigned officer personally appeared Tommy Fitzmaurice, President of The Fitzmaurice Corporation and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself/themselves.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **\$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

\_\_\_\_\_  
Affiant

Sworn to and subscribed before me this 27th day of August, 2014.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

*Continued on following page.....*



Name of Owner and Property Address:

**Edward D. Fitzgerald and Maria T. Fitzgerald**

1000 Cedar Grove Road

Knoxville, TN 37923

Phone: 865-558-7896

Person or Entity Responsible For Payment Of Taxes:

**Bank of Upson**

108 South Church Street

Thomaston, GA 30286-0010

Telephone: (706) 647-5426

Tax Parcel ID#: **12-35-69-85-74-85-52**

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