Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
2400 Crestmoor Road, Suite 104
Nashville, Tennessee 37215
(615) 298-4480

BILL GARRETT, Davidson County
Trans:T20120063859 DEEDQC
Recvd: 08/27/12 11:03 2 pgs
Fees:12.00 Taxes:0.00
20120827-0076846

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

Chris Lind
AFFIANT

MITCHELL A. WAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public
8.20.13

Address New Owners As Follows:
Ann Charlotte Fitzpatrick Gable
6618 Holt Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
172-142

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BEN GEORGE FITZPATRICK,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **ANN CHARLOTTE FITZPATRICK GABLE, MARRIED,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, described according to survey by Anderson-Delk & Associates, dated January 17, 1979, as follows:

BEGINNING at an iron pin on the Northerly margin of Holt Road, said iron pin being the most southwesterly corner of Tract #23, and further described as lying North 82° 09' 51" West, a distance of 50.00 feet from the most Southwesterly corner of Lot No. 12 on the Plan of Holt Hills subdivision, as of record in Book 5050, page 78, said Register's office; thence along said Northerly margin North 82° 09' 51" West, a distance of 50.00 feet to an iron pin; thence leaving said Northerly margin North 2° 30' 10" East, a distance of 1399.62 feet to an iron pin; thence South 87° 34' 24" East, a distance of 428.94 feet to an iron pin, said iron pin lying in the most Westerly line of a proposed tract to be conveyed to Edward H. Zeagler; thence South 20° 16' 57" East, a distance of 191.01 feet to an existing iron pin (by others); thence along the most Westerly lines of the Zeagler property as of record in Book 5258, page 883, south 2° 36' 53" West, a

distance of 164.74 feet to an iron pin; thence leaving Zeagler's Westerly line North 87° 34' 24" West a distance of 452.30 feet to an iron pin; thence South 2° 31' 49" West, a distance of 1063.38 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Daniel Fitzpatrick and wife, Charlotte J. Fitzpatrick by Warranty Deed from Holt Hills Development Co., Inc., dated July 12, 1979, of record in Book 5464, page 698, Register's Office for Davidson County, Tennessee. The said Daniel Fitzpatrick and Charlotte J. Fitzpatrick are now deceased, both having died testate as citizens and residents of Davidson County, Tennessee, simultaneously on September 30, 2011, and under the terms of the wills of the said Daniel Fitzpatrick and Charlotte J. Fitzpatrick, said wills stipulated that if they died simultaneously, it would be as if the said Charlotte J. Fitzpatrick was the surviving tenant by the entirety and sole owner of said land. Pursuant to the will of Charlotte J. Fitzpatrick, Probate File in the 7th Circuit Court for Davidson County, Tennessee, No. 11P-1621, she devised subject premises to her children, Ben George Fitzpatrick and Ann Charlotte Fitzpatrick Gable.

This is not the principal place of the Grantor named herein.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of August, 2012.

BEN GEORGE FITZPATRICK

State of California County of LOS ANGELES)

On August 20th, 2012 before me, M. S. AHUJA, NOTARY PUBLIC personally appeared **BEN GEORGE FITZPATRICK**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

M. S. AHUJA
COMM. #1848879
Notary Public · California
Los Angeles County
My Comm. Expires Jun. 10, 2013