THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 346,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Dec, 2013

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130105379 DEEDWARR
Recvd: 12/18/13 11:15 2 pgs
Fees:13.00 Taxes:1281.68
20131218-0127847

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas J. Fitzpatrick Mary E. Fitzpatrick | New Owner | |
| 630 Sulpher Fork Road | | 10211001200 |
| Charlotte, TN 37036 | | |
| (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, WE, **Brett Hart Thompson, in his fiduciary capacity of Trustee of the Brett H. Thompson Trust U/A/D August 27, 2011,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick**

HEREINAFTER CALLED THE GRANTEES, 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. 393 on the Plan of Brook Meade, Section X of record in Plat Book 2331, Page 135, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold D. Thompson and wife, Martha Ann Thompson by Warranty Deed from Brookmeade Subdivision, Inc., a Tennessee Corporation of record in Book 2705, Page 378, in the Register's Office for Davidson County, Tennessee, dated November 21, 1957. Said Martha Ann Thompson having since died on July 8, 2011 leaving Harold D. Thompson as the surviving tenant by the entirety. Harold D. Thompson conveyed his interest in the property to the Harold D. Thompson, Sr. Revocable Trust by Quitclaim Deed of record in Instrument Number 20120214-0012883, Register's Office for Davidson County, Tennessee, dated August 27, 2011, recorded February 14, 2012. Harold D. Thompson, being one and the same person as Harold D. Thompson, Sr. and Harold Dennis Thompson, Sr., died on June 20, 2012, and his Estate was entered into Probate in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville, Case No. 12P1179. Brett Hart Thompson, Sandra D. McDonald and Harold D. Thompson, Jr., in their capacities as Co-Trustees of the Harold D. Thompson, Sr., Revocable Trust dated August 27, 2011, conveyed the property to Brett Hart Thompson, in his fiduciary capacity of Trustee of the Brett H. Thompson Trust U/A/D August 27, 2011, of record in Instrument Number 20130327-0030254, in the Register's Office for Davidson County, Tennessee, dated March 12, 2012, recorded March 27, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **705 Adkisson Lane, Nashville, TN 37205.**

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 the 16th day of December, 2013.

Brett Hart Thompson, Trustee

Brett Hart Thompson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett Hart Thompson, in his fiduciary capacity of Trustee of the Brett H. Thompson Trust U/A/D August 27, 2011,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of December, 2013.

My Commission expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public