File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
Ali O Al-Gatrani
725 Gallatin Pike
Madison, TN 37115

SEND TAX BILL: 725 Gallatin Road, Madison, TN 37115
Ali O Al-Gatrani
725 Gallatin Pike
Madison, TN 37115

MAP AND PARCEL: 04305003300

BILL GARRETT, Davidson County
Trans:T20140082841 DEEDWARRSP
Recvd: 11/03/14 14:52 3 pgs
Fees:18.00 Taxes:795.50
20141103-0101381

State of TENNESSEE
County of WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

Ali Al-Gatrani
AFFIANT

Subscribed and sworn to before me this 31st day of October, 2014..

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **I, Alton B. Fitzpatrick**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Ali O. Al-Gatrani**, his heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, ("the Property") described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as: 725 Gallatin Pike, Madison, TN 37115

TO HAVE AND TO HOLD the said tract of 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. **Not**

withstanding anything herein to the contrary the foregoing warranties do not apply to building and other improvements constructed upon and attached to the Property by the Grantee. No warranties are made with respect to such building and improvements.

And now **Alton B. Fitzpatrick**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest, as to the Property, unto the said **Ali O Al-Gatrani**, his heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular 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 29 day of October, 2014

Alton B Fitzpatrick
Alton B. Fitzpatrick

State of Pennsylvania
County of Bucks

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alton B. Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 29 day of October, 2014

Jane M. Yates
NOTARY PUBLIC

My Commission Expires: 8-18-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jane M. Yates, Notary Public
New Hope Boro, Bucks County
My Commission Expires Aug. 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No. 7 on the plan of Madison Annex Subdivision of record in Book 843, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 100 feet on the west side of Gallatin Pike or Road and runs back 306 feet on the north line and 321 feet on the south line to the east right-of-way line of the L & N Railroad shown on said plan, on which it measures 101 feet.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel C. Fitzpatrick by deed from A. H. Stockton and wife, Dorcie L. Stockton of record in Book 3136, page 351, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Brooks S. Fitzpatrick by deed form Ethel C. Fitzpatrick of record in Book 5711, page 191, said Register's Office. Books S. Fitzpatrick having died on 12/31/86, testate leaving said property to Ethel C. Fitzpatrick, widow, as evidenced by Executor's Quitclaim Deed of record in Book 7801, page 891, said Register's Office. Being part of the same property conveyed to MONARCH, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, said Register's Office. Also, being part of the same property conveyed to Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, a seventy (70.0%) percent undivided interest and to Pinnacle National Bank, Trustee of the Family Trust u/w/o Brooks Fitzpatrick a thirty (30.0%) percent undivided interest by Quitclaim Deed from MONARCH, LLC, of record in Instrument No. 20110708-0052573, said Register's Office. Further, being part of the same property conveyed to **Alton B. Fitzpatrick** by Quitclaim Deed from Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, a seventy (70.0%) percent undivided interest and from Pinnacle National Bank, Trustee of the Family Trust u/w/o Brooks Fitzpatrick a thirty (30.0%) percent undivided interest, of record in Instrument No. 201100711-0053043, said Register's Office.

This conveyance is subject to 2014 taxes paid and assumed by the Grantee; all matters as set out on the plan of record in Book 843, page 32, Subject to easement granted to Qwest Communications, International, Inc. et al as set out in the Easement Deed of record in Instr. No. 20120228-017172, said Register's Office.