File Box 248

QUITCLAIM DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Ali O. Al-Gatrani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ali O Al-Gatrani	Ali O Al-Gatrani	04305003300
(NAME)	(NAME)	
725 Gallatin Road	725 Gallatin Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alton B. Fitzpatrick,** hereinafter called the Grantor(s), have quitclaimed unto **Ali O Al-Gatrani,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 725 Gallatin Pike, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140082841 DEEDQC
Recvd: 11/03/14 14:55 3 pgs
Fees:17.00 Taxes:0.00
20141103-0101382

Witness my/our hands this 31st day of October, 2014.

Alton B. Fitzpatrick

Alton B. Fitzpatrick

State of Pennsylvania
County of BUCKS

Personally appeared before me Alton B. Fitzpatrick, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29 day of October 2014.

Jane M. Yates

Notary Public ~~Anna B. Waddell~~ Jane M. Yates
~~My Commission Expires: October 05, 2015~~ 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

RETURN TO:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

File No.: 2014-148

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 Quitclaim Deed is executed to convey any and all interest the Grantor may have to any and all improvements constructed and attached to the real property.