THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
RACHEL D. SHARP, ESQ
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF ~~TENNESSEE~~)

COUNTY OF _____)

The actual consideration for this transfer is *Zero.*

Louisa Sellin Fitzpatrick
Affiant

ALENA ANTON
NOTARY PUBLIC
Fulton County - State of Georgia
My Comm. Expires June 12, 2015

Subscribed and sworn to before me on this 24 day of June, 2014.

Alena Anton
NOTARY PUBLIC
My commission expires: 6/12/14

Address New Owner as Follows:
Timothy Fitzpatrick
2120 Lebanon Pike, #73
Nashville, TN 37210

Send Tax Bills to:
Same

Map-Parcel
095-05-0B
155.00

QUITCLAIM DEED

WHEREAS, LOUISA SELLIN FITZPATRICK, ("Grantor") and TIMOTHY FITZPATRICK ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of her right, title and interest in and to the tract of land hereinbelow;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of Davidson County Circuit Court No. 13D-2382, Louisa Sellin Fitzpatrick, the Grantor, does hereby convey, remise, release and forever quitclaim unto Timothy Fitzpatrick, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee which she may have by virtue of marriage or otherwise. The tract of land is more described more particularly as follows:

Being Unit number 73 on the Master Deed of Easthaven Townhomes, as of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy Fitzpatrick, a married person, by Warranty Deed from Sandra T. Sellin-Wolters and Chris Wolters, of record at Instrument Number 20070626-0076090, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140097467 DEEDQC
Recvd: 12/31/14 10:37 2 pgs
Fees:12.00 Taxes:0.00
20141231-0119146

Subject to easements, restrictions and conditions as set out in the Master Deed of record in Instrument Number 20010806-0083543 in the Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Instrument Number 20041207-0145515, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument Numbers 20010806-0083543 and 20020709-0082356, Register's Office for said County.

Restrictive Covenants as shown of record in Instrument Numbers 20010806-0083543, as amended in Instrument Numbers 20020709-0082357 and 20040419-0043570, Register's Office for said County.

Easement as shown of record in Instrument Number 20031007-0147962, 20040319-0031672 and in Book 1163, Page 638 and Book 1207, Page 514, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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.

Said property is improved property known as 2120 Lebanon Pike, #73, Nashville, TN 37210.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24 day of June, 2014.

Louisa Sellin Fitzpatrick

LOUISA SELLIN FITZPATRICK

STATE OF ~~TENNESSEE~~)
)
COUNTY OF _____)

LOUISA SELLIN FITZPATRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2014.

Alena Anton

Notary Public

My commission expires: 6/12/15

ALENA ANTON
NOTARY PUBLIC
Fulton County - State of Georgia
My Comm. Expires June 12, 2015