BILL GARRETT, Davidson County
Trans:T20150054004 DEEDWARR
Recvd: 07/06/15 10:57 2 pgs
Fees:13.00 Taxes:876.90
20150706-0064824

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0942

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF June, 2015

Notary Public
Commission Expires: 1-8-19

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Loren T. Fitzpatrick 3471 St. Lawrence Drive Joelton, TN 37080	NEW OWNER	03000020000

WARRANTY DEED

FOR AND IN 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, I/WE,

Donald R. Buck and Lee Ann Buck, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loren T. Fitzpatrick and Rachael J. Fitzpatrick, husband and wife

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:

TRACT 1:

Certain Tract or Parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a 40 inch black oak, southwest corner of Book 5272, Page 716, northwest corner of Book 4809, Page 270, Runquist Property, then with the west line of Runquist south 2° 00' 24" west 1547.10 feet to an iron rod this survey, then with a new line, south 69° 47- 44" west, 755.10 feet to a post in a fence, in the east line of Book 5294, Page 753, then with said line, with a fence, north 02° 04' 30" west, 18.29 feet to a post, north 00° 47' 48" west, 128.68 feet to a post, north 02° 40' 59" west 467.80 feet to a post, north 06° 47' 55" west 120.72 feet to a post, north 00° 30' 53" west 1077.95 feet to an iron rod this survey, then with the south line of David Wade, III, et al. Property, south 89° 40' 47" east, 811.08 feet to the beginning; and being part of Book 4532, Page 856, Old 24th Civil District, Davidson County, Tennessee, according to a survey by Randolph Chapdelaine date 3/03/85.

THIS CONVEYANCE is subject to an easement into this property from St. Lawrence Drive through Armstrong property as described in Book 4532, page 856, Register's Office for Davidson County, Tennessee.

TRACT II:

Certain Real Esate in Davidson County, Tennessee described as follows:

BEING a tract of land in Davidson County, Tennessee, shown on property Map 30, Assessor's office. Bounded in general by Grover Armstrong on the west, Jeffrey Hostettler on the north, George Runquist on the east, and the Douglas Spencer remainder on the south, and lying off the east end of St. Lawrence Drive, more particularly described according to a survey by Randolph L. Chapdelaine, R. L. S. 1444, dated November 9, 1990, as follows, to-wit:

BEGINNING at an iron pin at a 3 inch Cedar in a fence in Grover Armstrong's east line (Ref. Deed Book 5294, Page 753, R. 0. D. C.), said pin being about 235 feet north of the east end of St. Lawrence Drive; thence with Armstrong's east line and the fence north 00° 59° 09" west 101.47 feet to a wood post near a gate, the southwest comer of a 29.6 acre Jeffrey Hostettler tract (Ref. Deed Book 6609, Page 494, R. 0. D. C.); thence leaving Armstrong and with Hostettler's south line north 69° 47' 44" east 755.10 feet to an existing iron pin in George Runquist's west line (Ref. Deed Book 4809, Page 270, R. O. D. C.) ; thence with Runquist's west line south 02' 00' 24" west 103.49 feet to an iron pin; thence leaving Runquist and with a new line south 69° 47' 44" west 749.38 feet to the point of beginning.

THIS CONVEYANCE is subject to an easement into this property of record in Book 4532, page 856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald R. Buck and wife Lee Ann Buck, by Quitclaim Deed from Ronald R. Buck and wife Lee Ann Buck, dated 06-03-2015 and recorded 06-05-2015 in Instrument Number 20150605-0053003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3471 St. Lawrence Drive, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2015.

Donald R. Buck

Lee Ann Buck

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald R. Buck and Lee Ann Buck** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2015.

CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC CAROL T BAKER

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)