Bill Garrett Davidson County
Batch# 91256 DEEDQC
05/11/2018 03:48:47 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180511-0045522

This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Matthew T. Harris
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Carole M. Fitzpatrick and Laura L. Fitzpatrick, M.D., Trustees 1302 Tarpan Circle New Hope, PA. 18938	Same
Tax Map Parcel No.: 026 00 0 007.00 (Parcel 1) 062 15 0 067.00 (Parcel 2) 062 15 0 068.00 (Parcel 3)	 062 15 0 066.00 (Parcel 4) 062 00 0 058.00 (Parcel 5) 062 15 0 065.00 (Parcel 6)

KNOW ALL PERSONS by these presents that, I, **ALTON B. FITZPATRICK**, hereinafter (the Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **CAROLE M. FITZPATRICK AND LAURA L. FITZPATRICK, M.D., Trustees under the ALTON B. FITZPATRICK Revocable Living Trust dated April 13, 2018** (the "Grantee"), and their successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved and unimproved property known as 704 Two Mile Pike (Parcel 1), 2771 Pennington Bend Road (Parcel 2), 0 Pennington Bend Rd (Parcel 3), 2775 Pennington Bend Rd (Parcel 4), 2777 Pennington Bend R (Parcel 5), and 0 Lishwood Drive (Parcel 6).

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of May, 2018.

ALTON B. FITZPATRICK

STATE OF Pa)
)
COUNTY OF Bucks)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **ALTON B. FITZPATRICK**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2018

NOTARY PUBLIC

My Commission Expires:

10/25/21

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda M. Szakacs-Nelson, Notary Public
Durham Twp., Bucks County
My Commission Expires Oct. 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF PA)

COUNTY OF BUCKS)

The actual consideration for this transfer is $0.

Alton B. Fitzpatrick
AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2018.

Linda M Szakacs-Nel
NOTARY PUBLIC

My Commission Expires:

10/25/21

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Linda M. Szakacs-Nelson, Notary Public
Durham Twp., Bucks County
My Commission Expires Oct. 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel (1) - 704 Rivergate Parkway (704 Two Mile Pike per property tax records)

Being a parcel of land in the City of Goodlettsville, Second Civil District of Davidson County, Tennessee in the southwest quadrant of the intersection of Conference Drive and Vietnam Veterans By-Pass, and being more particularly described according to a survey dated May 4, 2006 by William C. Cockrill, Registration No. 1401, of Barge Waggoner Sumner & Cannon, Inc., as follows:

BEGINNING at a concrete right-of-way monument in the southerly margin of Vietnam Veterans By-Pass at the northwest corner of herein described tract, said monument being in the easterly terminus of Rivergate Drive, as recorded in Plat Book 6250, page 417, R.O.D.C.;

THENCE, with the southerly margin of Vietnam Veterans By-Pass, N 80° 29' 55" E 598.85 feet to a concrete right-of-way monument.

THENCE, leaving said margin with the south line of Wolfgang Sauermann, et. al., of record in Book 10802, page 792, R.O.D.C., S 82° 07' 08" E, 539.18 feet to a concrete monument;

THENCE with Rivergate Mall Limited Partnership of record in Book 11005, page 408, R.O.D.C., the following calls:

S 82° 13' 28' E, 190.91 feet to an iron pin,
S 07° 59' 48" W, 242.68 feet to an iron pin at the northeast corner of Lot No. 6 of Rivergate Mall Shopping Center of record in Plat Book 6900, page 279, R.O.D.C.;

THENCE, with Rivergate Mall Limited Partnership and J.C. Penney Co., Inc., of record in Book 7296, page 945, R.O.D.C., N 82° 20' 00" W, 975.62 feet to an iron pin;

THENCE, with the north line of Realty Income Corporation of record in Instrument No. 200401090004053, R.O.D.C., being Lot No. 2 of Rivergate Plaza of record in Plat Book 7900, page 215, R.O.D.C., N. 82° 14' 21" W, 323.91 feet to an iron pin;

THENCE with the terminus of Rivergate Drive, N 06° 32' 29" E, 67.77 feet to the point of beginning.

Containing 267,293 square feet or 6.14 acres, more or less.

Parcels (2) & (3) - 2771 Pennington Bend Road and 0 Pennington Bend Road

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of Sutherland Heights, Section III, Resubdivision of Reserved Parcel, as of record in Book 4060, page 7, said Register's Office.

Said Lot No. 2 fronts 125 feet on the northeasterly side of Pennington Bend Road and runs back 332.85 feet on the northwesterly line and 390 feet on the southeasterly line, which is a broken line, to a line in the rear on which it measures 265 feet.

Said Reserved Parcel "A" is described as follows: BEGINNING at a monument at the north rear corner of Lot No. 1; thence with the north line of said Parcel, south 87° 50' east 198 feet to a monument; thence south 3° 43' west 124.31 feet to a monument; thence south 3° 2' west 30.65 feet to a monument in the northeasterly line of Lot No. 1, thence with the line between Parcel "A" and Lot No. 1 in a northwesterly direction 247.65 feet to the point of beginning.

Parcel (4) - 2775 Pennington Bend Road

BEING a tract marked "Reserved" , not as individual building site" on the Plan of Sutherland Heights, Section Three, and of record in Book 2663, page 117, Register's Office for said County, and described according to a copy of a survey by J.R. Wauford & Co., January 19, 1965, and being part of Lot No. 9 on the Plan of George I. Waddey's Subdivision of the easterly part of the I.W. Richardson Tract, in the 3rd Civil District o said County, and described according to a copy of a survey made November 29, 1952, by Ralph W. C. Lambert, Surveyor, described as follows:

BEGINNING on the northwesterly margin of Lishwood Drive at the southwest corner of the property conveyed to Edwin B. Lay and wife, of record in Book 3863, page 368, Register's Office for said County; thence with said Drive South 41° 56' West 105 feet; thence westerly 400 feet to the easterly margin of Pennington Bend Road; thence with the same northwesterly 105 feet to the southwest corner of Lot No. 2 on the Plan of Sullivan Heights, Section 3, Resubdivision of Reserved Parcel of record in Book 4060, page 7, said Register's office; thence with the southerly line of said Lot No. 2 North 69° 40' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 245.7 feet and North 74° 25' East 144.3 feet ; thence South 48° 04' east 188.77 feet to the beginning.

Parcel (5) - 2777 Pennington Bend Road

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 10 on the Map of George I. Waddey's Subdivision of the easterly part of the I.W. Richardson 30 acre tract, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 937, and revised in March, 1939, as follows:

Said northerly half of said Lot No. 10 fronts 100 feet on the easterly side of Pennington Bend Road and extends back 396 feet, more or less, on the northerly side, and 370 feet, more or less, on the southerly side, to a dead line in the rear, measuring 100 feet thereon.

Parcel (6) - O Lishwood Drive (aka Lot 1 Sutherland Heights, Lishwood Drive)

Being Lot No. 1 on the Plan of Sutherland Heights, Section 3, Resubdivision of Reserved Parcel as of record in Plan Book 4060, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 92.5 feet and 33.52 feet on the northwesterly side of Lishwood Drive and extends back 188.7 feet and 265.0 feet on the southwesterly line and extends back 189.60 feet and 247.65 feet on the northeasterly line to the rear on which it measures 94.0 feet.

Parcels 1, 2, 3, 4, 5 and 6 being part of the same property conveyed to Alton B. Fitzpatrick, by deed from Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, and Pinnacle National Bank Trustee of the Family Trust u/w/o Brooks Fitzpatrick, by Quitclaim Deed dated July 8, 2011, recorded July 11, 2011, as Instrument No. 20110711-0053043, Register's Office for Davidson County, Tennessee.