Karen Johnson Davidson County
Batch# 341147 DEEDWARR
01/09/2020 01:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20200109-0003247

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32527-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS
Group 2024 LLC 2400 Elliott Drive Old Hickory, TN 37138 ATTN: Justin Belcher, Mark McBee or Sean Pickett	New Owner	02600002000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Roger C. Fitzpatrick, an unmarried man** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Group 2024 LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 8 on the Plan of A.L. Moore's Subdivision of Biltmore, of record in Book 421, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Liberty Lane at the Northeast corner of the property conveyed to William E. Williams and wife by deed, of record in Book 3372, Page 199, said Register's Office; thence, along Williams' northerly line, South 67° 07' West 248.6 feet to an iron pin; thence North 31° 45' West 221.4 feet to an iron pin, W.A. Potter's Southwest corner; thence, along his southerly line North 56° 34' East 244.6 feet to an iron pin in the westerly margin of Liberty Lane; thence, with the margin of the same, South 32° East 267 feet to the POINT OF BEGINNING.

Being all of the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick by Deed dated January 29th, 1972 from Sampson Trawick, of record in Book 4573 Page 296, Register's Office for Davidson County, Tennessee. Brooks S. Fitzpatrick died on December 31st, 1986 leaving Ethel Fitzpatrick as the surviving tenant by the entirety. Further, being part of the same property conveyed to Monarch, LLC, by Quitclaim Deed dated December 17th, 2000 from

Ethel C. Fitzpatrick, an unmarried person (being one and the same person as Ethel Fitzpatrick, Ethel B. Fitzpatrick, and Esther Fitzpatrick, the use of the name "Esther" being a scrivener's error found in deed recorded in Book 4232 Page 573, said Register's Office), individually, and as trustee U/W/O Brooks S. Fitzpatrick, of record in Instrument No. 20020213-0019347, said Register's Office. Said Property was further conveyed as to a seventy (70%) percent undivided fractional interest unto Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, and as to a thirty (30%) percent undivided fractional interest unto Pinnacle National Bank, Trustee of the Family Trust U/W/O Brooks Fitzpatrick by Quitclaim Deed dated July 8th, 2011 from Monarch, LLC, a Tennessee limited liability company, of record in Instrument No. 20110708-0052574, said Register's Office, and further conveyed to Roger C. Fitzpatrick by Quitclaim Deed dated July 8th, 2011 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, of record in Instrument No. 20110711-0053045, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of January, 2020.

Roger C. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger C. Fitzpatrick, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9 day of January, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this
9 day of January, 2020.

JEFFREY S. BENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Jan 3, 2023

202001090003247

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 02600002000. Property taxes have been prorated between the parties as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 421, Page 6, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

