THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34491-1A / Box #14

Karen Johnson Davidson County
Batch# 764600 DEEDWARR
12/01/2021 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20211201-0159028

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joseph A. Spicer 204 N. Main Street Goodlettsville, TN 37072	New Owner	02614003600

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** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Joseph A. Spicer and wife, Juanita M. Spicer** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rivergate Vantage, Revised Section One, of record in Plat Book 4955, Page 8, 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 part of the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick by Deed dated December 8, 1958 from Florence Moran Beyer, widow, of record in Book 2858 Page 189, Register's Office for Davidson County, Tennessee, and further being all of the same property conveyed to Ethel C. Fitzpatrick by Quitclaim Deed dated April 20, 1976 from Brooks S. Fitzpatrick, of record in Book 5020 Page 712, said Register's Office. 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of November, 2021.

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, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23 day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me this
23 day of November, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

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 2022 and subsequent years, not yet due and payable. Map and Parcel 02614003600. 2021 taxes have been prorated between the parties and paid as part of closing.

3. All matters as shown on the Plan of record in Plat Book 4955, Page 8, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenant recorded simultaneously herewith.

I, Andrew Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 24, 2021.

Andrew Wood, Esq.
Date: November 24, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 24, 2021.

Notary Public
My commission expires: July 3, 2023

