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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 29850-11-2010**<br><br>**Record & Return To:**<br>**Limestone Title**<br><br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.<br>Affiant<br>Subscribed and sworn to before me this 19th day of November, 2010.<br>Notary Public<br>My Commission Expires: |

ELIZABETH U. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

# WARRANTY DEED

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| **Address New Owner:**<br>Margot C. Bartine<br>525 Brook Hollow Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>115 110 06500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Allen Tice II and wife, Nancy Climer Tice**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margot C. Bartine, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 525 Brook Hollow Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of November, 2010.

Richard Allen Tice II

Nancy Climer Tice

Nancy Climer Tice

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard Allen Tice II and Nancy Climer Tice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100074247 DEEDWARR
Recvd: 11/23/10 10:58 2 pgs
Fees:13.00 Taxes:2405.00
20101123-0093775

# EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of West Meade Farms, Inc., Section "G", of record in Book 1835, page 115, Register's Office for said County, and a small rectangular tract 1.5 feet wide and 65.15 feet long on the southerly side of Lot 291 on the Plan of West Meade Farms, Inc., Section "L", of record in Book 2133, page 53, said Register's Office.

Said Lot No. 150 and part of Lot No. 291 begin at a point on the westerly side of Brook Hollow Road, said point being the Northeast corner of Lot 150, Section "G" and the Southeast corner of Lot 291 of Section "L" of West Meade Farms, Inc., also being the common front corner of Lot 150, Section "G" and Lot 291, Section "L" of West Meade Farms, Inc.; thence S. 69 degrees 13 minutes W. 171.1 feet to the Easterly terminus of a 1.5 foot retaining wall; thence N. 20 degrees 47 minutes W. 1.5 feet to the Northeast terminus of said retaining wall, thence S. 69 degrees 13 minutes W. 65.15 feet along the Northerly edge of said retaining wall to a point, said point being the Northwest terminus of said wall; thence S. 20 degrees 47 minutes E. 1.5 feet to a point; the common line of Lots 150 and 291; thence S. 69 degrees 13 minutes W. 169.65 feet to a monument, common rear corner of Lots 150 and 291 of said plan; thence Southerly 39.6 feet to a point; thence Southeasterly 161 feet along the margin of Section "G" of West Meade Farms, Inc. to a point; thence Northeasterly along the common line of Lots No. 149 and 150 of Section "G" of said plan 352.9 feet to a point on the Westerly side of Brook Hollow Road; thence Northwesterly along said road 106 feet to the point of beginning.

Being the same property conveyed to Richard Allen Tice II and wife, Nancy Climer Tice, by quitclaim deed dated August 15, 1994, from Stephen C. Baker, Trustee, of record in Book 9437, page 240, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being the northwest one-half of Lot No. 149 on the Plan of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, Register's Office for said County.

Said part of said lot fronts 53 feet on the southwesterly side of Brook Hollow Road and runs back 352.9 feet on the northwesterly line and 328 feet more or less on the southeasterly line to a dead line in the rear on which it measures 90.05 feet.

Being the same property conveyed to Richard Allen Tice II and wife, Nancy Climer Tice, by quitclaim deed dated April 3, 2008, from Bank of America, N.A. as successor to NationsBank of Tennessee, N.A., Trustee of the Alice M. Tice Amended and Restated Revocable Trust, of record in Instrument No. 20080425-0042582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2009, PAID. Map and Parcel No. 115 110 06500.
3. All matters appearing on the Plan of record as Book 1835, page 115, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2133, page 53, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5677, page 212, Register's Office for Davidson County, Tennessee.