THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31037-02-2013** File Box 9B	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00 Treglown Patton Warner Affiant Subscribed and sworn to before me this 25 day of February, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092 120 48600

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, **Princess Margaret Deborah Tate, as to an undivided one-half interest, and John Eddie Neil Tate and Randi Marquietta Tate, as to an undivided one-fourth interest each, as tenants in common** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Treglown Patton Warner** ("Grantee"), his 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 1709 West End Avenue, Nashville, TN 37203.

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

And Grantors covenant that they are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on the 25 day of February, 2013.

[Signature Pages to Follow]

BILL GARRETT, Davidson County
Trans:T20130016143 DEEDWARR
Recvd: 02/27/13 09:46 6 pgs
Fees:33.00 Taxes:5920.00
20130227-0019420

Princess Margaret Deborah Tate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Princess Margaret Deborah Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25TH day of February, 2013.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

John Eddie Neil Tate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Eddie Neil Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of February, 2013.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Randi Marquietta Tate

Randi Marquietta Tate

STATE OF Montana

COUNTY OF Yellowstone

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

Witness my hand at office this 22 day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 5/22/14

RYAN COMBS NOTARIAL SEAL STATE OF MONTANA

RYAN COMBS
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
May 22, 2016

Exhibit "A"

Tract I:

Land in Davidson County, Tennessee, being parts of Lots Nos. 136 and 137 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Parcel 1:

Said part of Lot No. 136 is described as follows:

Beginning on the southerly margin of West End Avenue, at a point 200 feet west of the westerly margin of 17th Avenue South, formerly Williams Avenue; thence with the southerly margin of West End Avenue westwardly 50 feet, more or less, to the dividing line between Lots Nos. 136 and 137; thence with said line, southwardly 239 feet, more or less, to the northerly margin of Broadway, formerly Broad Street; thence with same, eastwardly 52 feet, more or less, to the westerly line of the property formerly owned by Mrs. M. L. Doaks; thence with said line, northwardly 226 feet, more or less, to the beginning.

Parcel 2:

Said part of Lot No. 137 is described as follows:

Beginning on the southerly margin of West End Avenue at the dividing line between Lots Nos. 136 and 137; thence with said Avenue, westwardly 50 feet; thence at right angles, southwardly 140.7 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 50 feet to the line between Lots Nos. 136 and 137; thence with said line, northwardly 139 feet 7 inches, more or less, to the beginning.

Tract II:

Being part of Lot No. 137 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the northerly margin of Broadway, formerly Broad Street, the common corner of Lots Nos. 136 and 137; thence with the line between said two lots, northwardly 88.4 feet to the northerly margin of what was formerly a private alley; thence with the northerly margin of said former alley, westwardly 50 feet; thence southwardly 103.5 feet to the northerly margin of Broadway; thence with the same, eastwardly 52 feet 2 inches to the beginning.

Being the same property conveyed to Sarah Patton Tate by Deed of Division dated October 4, 1973, from John E. Patton, Margaret Ann Patton Warner and Sarah Patton Tate, recorded on October 5, 1973, in Book 4753, page 1, Register's Office for Davidson County, Tennessee. Sarah Patton Tate died intestate on March 15, 2000, leaving as her sole heirs-at-law her two children, John R. Tate and Princess Margaret Deborah Tate. (See Davidson County Probate Court Docket No. 00P471)

John R. Tate died on July 20, 2005. Under the terms of his will, of record in Will Book 17, page 283, Robertson County Clerk and Master's Office, his interest in subject property was devised to his wife, Margie Colleen Tate. Margie Colleen Tate died intestate on September 19, 2008, leaving as her sole heirs-at-law her two children, John Eddie Neil Tate and Randi Marquietta Tate. (See Bedford County

Chancery Court Docket No. 27.609) See also Administratrix's Deed dated August 26, 2011, of record as Instrument No. 20110908-0069494, Register's Office for Davidson County, Tennessee.