WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

File No.: 4291432 LTE No.: 7382

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of May, 2013, by and between **Cartus Corporation,** parties of the first part, and Russell W. Bates, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sawyers Subdivision of record in Plat Book 11190, page 28, amended in Book 11371, page 281, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. 20130517-0049936 in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 11610011500
Unimproved OR
X Improved property located at: 403 Ellendale Ave., Nashville, TN 37205.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20130041308 DEEDWARRSP
Recvd: 05/17/13 11:29 2 pgs
Fees:13.00 Taxes:6290.00
20130517-0049937

Cartus Corporation

By: Vicki Puckett
Name: Vicki Puckett
Title: Asst. Sec

State of Tenn

County of Shelby

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Vice President with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Asst Sec of **Cartus Corporation**, the within named bargainer, a limited liability company, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such _____ of **Cartus Corporation**.

Witness my hand and Notarial Seal at office this 19th **day of** July, 2012.

NEVADIA E. ASHLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Nevadia E Ashley
Notary Public

My Commission Expires: **March 7, 2015**

My Commission Expires: _____

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Owner's Name: Russell W. Bates

and Address: **403 Ellendale Ave.**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th **day of** May, 2013.

Brenda R Lehman
Notary Public

My Commission Expires: 3/8/15

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument prepared by: Rev. July 9, 2012