File Box 8

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0995

BILL GARRETT, Davidson County
Trans:T20130085232 DEEDWARR
Recvd: 10/02/13 14:15 2 pgs
Fees:13.00 Taxes:2630.70
20131002-0103533

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $711,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF September, 2013

Notary Public
Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles A. Barton Jr. 1811 Tyne Blvd Nashville, TN 37125	NEW OWNER	145-00-0-091.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William G. Gates and wife, Mary Beth Gates

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles A. Barton Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tyne Hill Estates, of record in Book 4175, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

By accepting this Deed, the Grantees herein covenant to pay for one-fourth of maintenance and upkeep of the private 30-foot roadway, utility easement and all parts thereof, shown on plan of Tyne Hill Estates in Book 4175, Page 27, and as defined in the Restrictive Covenants contained in Book 4254, Page 520, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William G. Gates and wife, Mary Beth Gates by Warranty Deed from William F. Flanagan and wife, Gail H. Flanagan dated 8/15/00 and recorded 8/22/00 in Instrument Number 20000822-0082990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1811 Tyne Blvd, Nashville, TN 37125.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of Sept., 2013.

William G. Gates by Mary Beth Gates Atty in fact

William G. Gates
By: Mary Beth Gates, Attorney in Fact

Mary Beth Gates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Mary Beth Gates
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of Sept., 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 27th day of Sept., 2013, before me personally appeared Mary Beth Gates to me known to be the person who executed the foregoing instrument on behalf of William G. Gates, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said William G. Gates.

Witness my hand and official seal at Brentwood Tennessee, this 27th day of Sept., 2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

Commission Expires: 3/21/17