THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010031** BILL GARRETT, Davidson County Trans:T20140007785 DEEDWARR Recvd: 02/03/14 14:41 3 pgs Fees:18.00 Taxes:5550.00 20140203-0009504	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this30th day of January, 2014. Notary Public My Commission Expires: RACHEL NEAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: James R. Baio and Patricia E. Baio 3821 West End Ave #301 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104090R30100CO

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, **a 50% undivided interest unto Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, dated October 8, 2010, as amended from time to time, and to his successors in trust, and a 50% undivided interest unto Beverly A. Feagin, Trustee of the Beverly A. Feagin Revocable Trust, dated October 8, 2010, as amended from time to time** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Baio and Patricia E. Baio, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows:

Unit 301, as described in Exhibit B to the Master Deed of the Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument Nos. 20070606-0068095, 20080616-0061599 and 20131015-0107794, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed from Robert L. Hayes and Beverly A. Feagin to a 50% undivided interest unto Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, dated October 8, 2010, as amended from time to time, and to his successors in trust, and a 50% undivided interest unto Beverly A. Feagin, Trustee of the Beverly A. Feagin Revocable Trust, dated October 8, 2010, as amended from time to time as recorded on the 23rd day of November, 2010 in Instrument No. 20101123-0093711 and Warranty Deed from 3821 West End General Partnership to Robert L. Hayes and wife, Beverly A. Feagin as recorded on the 16th day of June, 2008 in Instrument No. 20080616-0061601, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

All matters on the survey dated 3/29/05 of record as Instrument No. 20040315-0029283, recorded by R. Scot Cherry, Tennessee license number 1512, and all matters on the survey dated 6/19/03, Project number 03095, recorded by Steven D. Delle, Tennessee license number 1710, Register's Office for Davidson County, Tennessee.

All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office.

Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, said Register's Office. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE SOUTHGATE CONDOMINIUMS of record in Instrument No. 20060307-0026322, as amended by instrument(s) of record in Instrument Nos. 20070606-0068095, 20080616-0061599 and 20131015-0107794 and First Amendment to By-Laws recorded at Instrument No. 20131015-0107796; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Consolidation Plat of West End Rochford, of record as Instrument No. 20050622-0071650, said Register's Office.

This is improved property located at 3821 West End Ave #301 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of January, 2014.

Robert L. Hayes, Trustee

Beverly A. Feagin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Robert L. Hayes Revocable Trust, dated October 8, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly A. Feagin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Beverly A. Feagin Revocable Trust, dated October 8, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014