Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6000D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Rita H. Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF June, 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140049569 DEEDWARR
Recvd: 07/11/14 10:33 2 pgs
Fees:13.00 Taxes:925.00
20140711-0061167

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
4804-06 Charlotte Partners, LLC	4804-06 Charlotte Partners, LLC	
4519 Shys Hill Rd.	4519 Shys Hill Rd.	09115025800
Nashville, TN 37215	Nashville, TN 37215	09115025700

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, WE,

Allied Coastal Properties, LLC

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

4804-06 Charlotte Partners, LLC

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:

4804 Charlotte Avenue
Land in Davidson County, Tennessee, being the easterly 17 feet of Lot No. 707 in Block 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Being the same property conveyed to Allied Coastal Properties, LLC from Rita Howard Barton by deed dated 08/10/2004 filed for record on 08/10/2004 in Instrument No. 20040810-0096733 in the Register's Office for Davidson County Tennessee.

4806 and 4808 Charlotte Avenue
Land in Davidson County, Tennessee, being the southerly 68 feet of Lot No. 709, and the southerly 68 feet of the westerly 8 feet of Lot No. 707 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County.
Said parts of Lots Nos. 709 and 707 front together 33 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 68 feet to the center of a party wall.

Being the same property conveyed to Allied Coastal Properties, LLC from Rita Howard Barton by deed dated 08/10/2004 filed for record on 08/10/2004 in Instrument No. 20040810-0096734 in the 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.

This is improved property known as 4804-4808 Charlotte Avenue, Nashville, Davidson County, TN 37209

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

Witness my hand this 16 day of June, 2014.

RHB
NBWD

David W. Barton

David W. Barton, Partner

Rita H. Barton

Rita H. Barton, Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David W. Barton, Partner of Allied Coastal Properties, LLC,** and **Rita H. Barton, Partner of Allied Coastal Properties, LLC**, 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 16 day of June, 2014.

Notary Public

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:

My Commission Expires
March 20, 2018