BILL GARRETT, Davidson County
Trans:T20140092839 DEEDWARR
Recvd: 12/11/14 14:00 4 pgs
Fees:23.00 Taxes:5550.00
20141211-0113606

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Garner Family Partnership
5145 Walnut Park Drive
Brentwood, Tennessee 37027

Send Tax Bills to:
Same as new owner

Parcel ID:
095 13 0 012.00

WARRANTY DEED

For and in consideration of the sum of one million five hundred thousand and 0/100 dollars ($1,500,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bates Family Partnership**, a Tennessee general partnership, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Garner Family Partnership**, a Tennessee general partnership, hereinafter called Grantee, its heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION

This is improved property, known as 1900-1908 Elm Tree Drive, Nashville, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, its heirs, successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as herein described; and that Grantor does now and will forever warrant and defend the title to the herein described real property against the lawful claims of all persons whomsoever.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 25 day of November, 2014.

GRANTORS:

BATES FAMILY PARTNERSHIP

By: _____
Walter T. Bates, General Partner

By: _____
Janice Jo Bates Toulon, General Partner

By: _____
Arthur Travis Bates, Partner

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Walter T. Bates, as General Partner of the Bates Family Partnership, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of November, 2014.

_____
Notary Public
My Commission Expires: 8-28-2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Janice Jo Bates Toulon, as General Partner of the Bates Family Partnership, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of November, 2014.

_____
Notary Public
My Commission Expires: 8-28-2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Arthur Travis Bates, as General Partner of the Bates Family Partnership, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of November, 2014.

J. Randall Hooper

Notary Public
My Commission Expires: 8-28-2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Donald R. Garner

Donald R. Garner, Grantee
Garner Family Partnership, Partner

Subscribed and sworn to before me this 25 day of November, 2014.

J. Randall Hooper

Notary Public

My Commission Expires: 8-28-2016

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2016

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 9 and 9-A on the Plan of Metropolitan Industrial Park Re-subdivision of Section 7, as of record in Book 3842, page 256, and recorded in Book 4470, page 155, Register's Office for said County, described as follows:

Beginning at the common corner of Lot Nos. 9-A and 17 in the northerly margin of Elm Tree Drive; thence with the margin of said Drive, westerly 239.20 feet to a point in the beginning of a curve; thence around said curve, northwesterly 82.89 feet to a point in the easterly margin of Appleton Drive; thence with the margin of the same, northerly 257.88 feet to a point; thence leaving said Drive, easterly 300 feet to the common rear corner of Lot Nos. 9-A and 17; thence with the line between said lots, southerly 270 feet to the beginning. The parcel is 1.95 acres more or less.

This being the same property conveyed to the Bates Family Partnership by deed from Haley Investment Company, LLC, a Louisiana Limited Liability Company of record in Instrument #20061017-0128470, in the Register's Office for Davidson County, Tennessee; and being the same property conveyed to the Bates Family Partnership by deed from James Stanley Schmitt, Kim S. Fogarty, Sharon S. Martin, Dawn S. Roberts, and Michael Scott Schmitt of record in Instrument #20061017-0128471, in the Register's Office for Davidson County, Tennessee; and being the same property conveyed to the Bates Family Partnership by deed from Janice Jo Bates Toulon of record in Instrument #20061017-0128472, in the Register's Office for Davidson County, Tennessee; and being the same property conveyed to the Bates Family Partnership by deed from Arthur Travis Bates of record in Instrument #20061017-0128473, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1900 - 1908 Elm Tree Drive, Nashville, Tennessee 37222.