BILL GARRETT, Davidson County
Trans:T20140093264 DEEDWARR
Recvd: 12/12/14 15:40 5 pgs
Fees:28.00 Taxes:6105.00
20141212-0114122

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Barbara B. Barton 3821 West End Avenue Unit 302 Nashville, TN 37205	Same	Part of 104-09-0-163.00

WARRANTY DEED

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, Ben H. Willingham, III ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Barbara B. Barton, her successors and assigns, ("Grantee"), all of that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

AND Grantor covenants that he 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 as set forth on Exhibit "B" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

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

This is also known as improved property located at 3821 West End Avenue, Unit 302, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2014.

BEN H. WILLINGHAM, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Ben H. Willingham, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2014.

LISA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My commission expires: July 2, 2018

Anna K. Willingham, wife of the Grantor, Ben H. Willingham, III, hereby joins this instrument to convey any martial interest she may have in the property conveyed hereby.

ANNA K. WILLINGHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Anna K. Willingham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2014.

LEILA F SCHMEISSER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

My commission expires: 5/23/2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2014.

LISA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public
My Commission Expires: 7/2/2018

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in Davidson County, Tennessee and being more particularly described as follows: Unit 302 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 3821 West End Developers, LLC, a Tennessee limited liability company to Ben H. Willingham, III, unmarried as recorded on the 18th day of June, 2007 in Instrument No. 20070618-0072745, as corrected by Scrivener's Affidavit as recorded on the 13th day of July, 2007 in Instrument No. 20070713-0083716, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. 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.

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

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

5. 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.

6. 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.

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

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.