THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812948**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2017. Notary Public My Commission Expires: 3-8-2021

Bill Garrett Davidson County
Batch# 2884 DEEDWARR
09/21/2017 10:08:52 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20170921-0096762

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires March 8, 2021

WARRANTY DEED

Address New Owner: Angelo C. Valenti and Rachel R. Valenti 304 CHARLESGATE PL Nashville, TN 37215-1842	Send Tax Bills To: New Owner	Tax Parcel ID No. 117-09-0C-005.00 CO

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, **Barbe Jean Barker, as the Trustee of the Christopher John Coates Preservation Trust dated February 10, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelo C. Valenti and Rachel R. Valenti, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burlington of record in Plat Book 5200, Pages 403-406, as amended in Book 5800, Page 185, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Christopher John Coates to Barbe Jean Barker, as the Trustee of the Christopher John Coates Preservation Trust dated February 10, 2012, as recorded on the 17th day of February, 2012 in Instrument No. 20120217-0014012 and Warranty Deed from Kenneth A. Bouldin and wife, Marianne S. Bouldin to Christopher J. Coates, unmarried, as recorded on the 27th day of August, 2010 in Instrument No. 20100827-0067852, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 403-406 and Plat Book 5800, Page 185.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5863, Page 796, Book 6046, Page 134 and Book 11525, Page 300.

Charter of Burlington Homeowners Association, Inc. recorded in Book 6018, Page 349.

Easement for Sewer, recorded in Book 3401, Page 545.

Easement for Water Main, recorded in Book 5904, Page 44.

Easement for Sanitary Sewer, recorded in Book 5904, Page 49.

This is improved property located at 304 CHARLESGATE PL Nashville, TN 37215-1842.

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 20th day of September, 2017.

Barbe Jean Barker, as the Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbe Jean Barker, 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 Christopher John Coates Preservation Trust dated February 10, 2012, 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 20 day of September 2017.

Notary Public

My Commission Expires: 9-10-2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018