WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of May, 2011.

(Affix Seal)

Notary Public

My Commission Expires: 2-26-13

CHAD WATERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

AT-20110040

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Howard A. Fuqua, Jr. and Dora A. Fuqua	Same	025.12-0-075.00
108 Connor Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason M. Ezell and wife, Mecca Ezell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Howard A. Fuqua, Jr. and wife, Dora A. Fuqua**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jason M. Ezell, unmarried from Michael Haapala and wife, Carrie Haapala by Warranty Deed dated June 17, 2005 and recorded June 23, 2005, Register's Office for Davidson County, Tennessee.

Property know as: 108 Connor Drive, Goodlettsville, Tennessee 37072 * in Inst 20050623-0092343

( ) **unimproved**
This is (X) improved property know as 108 Connor Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 20th day of May, 2011

Jason M. Ezell

Mecca Ezell

BILL GARRETT, Davidson County
Trans:T20110031952 DEEDWARR
Recvd: 05/31/11 09:36 1 pgs
Fees:13.00 Taxes:536.50
20110531-0041086

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Jason M. Ezell & Mecca Ezell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 20th day of May, 2011.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY