BILL GARRETT, Davidson County
Trans:T20130062655 DEEDWARR
Recvd: 07/23/13 11:50 5 pgs
Fees:28.00 Taxes:1295.00
20130723-0076105

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. Gil Fuqua, Jr. 609 Belle Meade Boulevard Nashville, Tennessee 37205	Same	Map 106 05 0 Parcel 026.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TIMOTHY JOHNSON, CHRIS MCNEESE, BOB SEIGENTHALER, and SAMUEL D. HODGES, III, all as tenants in common** (collectively herein the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **J. GIL FUQUA, JR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantors further warrant that the above described property is not, nor has it ever been, the principal place of residence of any of the Grantors or any spouse of any of the Grantors.

Whenever 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 Grantors' hands, this 17th day of July, 2013.

TIMOTHY JOHNSON

CHRIS MCNEESE

BOB SEIGENTHALER

SAMUEL D. HODGES, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, **TIMOTHY JOHNSON,** the within named bargainor, 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 17th day of July, 2013.

NOTARY PUBLIC
My Commission Expires: May 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, **CHRIS MCNEESE**, the within named bargainor, 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 17th day of July, 2013.

NOTARY PUBLIC
My Commission Expires: May 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

personally appeared before me, a Notary Public, **BOB SEIGENTHALER,** the within named bargainor, 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 17th day of July, 2013.

Vickie R. Evans
NOTARY PUBLIC
My Commission Expires: May 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, **SAMUEL D. HODGES, III,** the within named bargainor, 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 17th day of July, 2013.

Vickie R. Evans
NOTARY PUBLIC
My Commission Expires: May 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $350,000.00.

Sam D Hodges
Affiant

Subscribed and sworn before me this 18th day of July, 2013.

Vickie R. Evans
NOTARY PUBLIC
My Commission Expires: May 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 5, of Saxon's Addition, formerly the subdivision of the W. L. Nance Lands, of Lots 3 and 4 in the 6th, formerly 9th, Civil District of Davidson County, Tennessee of record in Plan Book 2, page 327, Chancery Court at Nashville, as follows:

BEGINNING at a point in the easterly margin of Nance Lane and running in an easterly direction 200.7 feet to a point, common corner of Lots Nos. 4, 5, 10 and 11 of Saxon's Addition;
thence in a Northerly direction 50 feet to a point, common corner of Lots Nos. 5, 6, 9 and 10 of Saxon's Addition; thence in a westerly direction 205.6 feet to a point in the easterly margin of Nance Lane; thence in a southerly direction with the easterly margin of Nance Lane 50.24 feet to the point of beginning, bounded on the South by Lot No. 4; on the east by Lot No. 10; on the North by Lot No. 6 of Saxon's Addition; on the West by Nance Lane.

BEING the same property conveyed to Timothy Johnson, Chris McNeese, Bob Seigenthaler, and Samuel D. Hodges, III, as tenants in common, by Executor's Quitclaim Deed of record at Instrument No. 20130711-0072022, in the Register's Office for Davidson County, Tennessee.

Together with easement set out in Easement Agreement of record in Book 7571, page 84, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.