THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 01/22/14 15:45 3 pgs
Fees:18.00 Taxes:925.00
20140122-0006203

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me as of the 21st day of January, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher D. Fuqua 2707 Cooper Lane Nashville, TN 37216	SAME	07305018300

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mid TN Partners, LLC**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Christopher D. Fuqua, an unmarried man,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Riverwood Terrace, of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Boyd and wife, Cynthia Boyd, as tenants by the entirety by Warranty Deed from William R. Emery and wife, Jean R. Emery of record at Book 8166, Page 12, Register's Office for Davidson County, Tennessee, dated July 30, 1990 and recorded on August 2, 1990.

Being the same property conveyed to Ali Daher by Warranty Deed from Charles Boyd and wife, Cynthia Boyd of record at Instrument No. 20130726-0078081, Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 26, 2013.

Being the same property conveyed to Mid TN Partners, LLC by Quit Claim deed from Ali Daher of record in Instrument No. 20130802-0080986, Register's Office for Davidson County, Tennessee, dated July 31, 2013, recorded August 2, 2013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant

with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 134, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 2087, Page 503, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grantor further covenants and binds itself, its successors and or assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 21st day of January, 2014.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By:_____
Jason Hand, Member

By:_____
Jeremiah Pierce, Member

By:_____
Hitesh Patel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the Undersigned a Notary Public of the State and County aforementioned, personally appeared Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of MID TN PARTNERS, LLC., a Tennessee limited liability company and as such Members, executed the foregoing instrument for the purpose therein contained, [by signing the name of the limited liability company by Jason Hand, Jeremiah Pierce and Hitesh Patel as Members], and acknowledged the instrument to be the free act and deed of MID TN PARTNERS, LLC.

WITNESS my hand and seal, this 21st day of January, 2014

_____
Notary Public

My Commission Expires: 06-19-16

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: _____ Driver's License _____ Other: _____

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16



Ashley W. Morgan