BILL GARRETT, Davidson County
Trans: T20140028304 DEEDWARR
Recvd: 04/25/14 10:20 2 pgs
Fees: 13.00 Taxes: 407.00
20140425-0034880

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Patricia Cunningham
Affiant

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas John, Jr.. married	Same as new owner	05700002000
	(NAME)	
5188 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Betty Ann Fuqua, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Thomas John, Jr.. married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, COMMENCING AT A SYCAMORE TREE IN SULPHER-CREEK TO B. F. YOUNG'S NORTHWEST CORNER IN SAID SULPHER-CREEK, THENCE WITH HIS NORTH LINE EAST 43 1/2 POLES TO A PIN OAK AND SOURWOOD ON THE TOP OF THE RIDGE; THENCE NORTH 53 1/2 DEGREES EAST 24 1/2 POLES TO AN ELM; THENCE NORTH 84 DEGREES EAST 24 POLES TO AN ASH AND HICKORY; THENCE SOUTH 75 DEGREES EAST 16 1/6 POLES TO A HICKORY; THENCE SOUTH 43 1/2 DEGREES EAST 16 POLES TO TWO SMALL HICKORY TREES; THENCE NORTH 32 1/2 POLES THENCE WEST 114 POLES TO THE CENTER OF SULPHER CREEK THENCE DOWN THE CENTER OF SULPHER CREEK TO THE PLACE OF BEGINNING CONTAINING 20 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MURRAY NORMA FUQUA AND WIFE, BETTY ANN FUQUA, BY DEED FROM LAWRENCE BELL FUQUA, OF RECORD IN BOOK 3883, PAGE 972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MURRAY NORMAN FUQUA HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTEE.

GRANTEES ARE RESPONSIBLE FOR ANY AND ALL "ROLL BACK" TAXES AS A RESULT FOR SAID PROPERTY BEING ASSESSED IN GREENBELT.

GRANTEES TO MAKE APPLICATION FOR GREENBELT AS SOON AS THIS DEED IS RECORDED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5402 Old Hickory Blvd., Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs and assigns, against the

WARRANTY DEED
(Continued)

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 24th day of April, 2014.

Betty Ann Fuqua

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Ann Fuqua, unmarried, the herein 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 and official seal, this the 24th day of April, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072