BILL GARRETT, Davidson County
Trans:T20140094453 DEEDWARR
Recvd: 12/17/14 12:59 4 pgs
Fees:23.00 Taxes:2516.00
20141217-0115429

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 680,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2014.

Notary Public

My commission expires: 8-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FOSTER FAMILY RENTALS, GP	**NEW OWNER**	**08416006800** **07312003000**
21 VAUGHNS GAP RD. # 37	**SAME**	**073160A21400CO** **07312002500**
NASHVILLE, TN 37205		**07312003100** **06106011800**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

KERRY D. FUQUA, BURTON L. FUQUA, AND TROY C. FUQUA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FOSTER FAMILY RENTALS, GP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I (2501 Stinson Rd., Nashville, TN 37214)

Land in Davidson County, Tennessee, being Lot 37, MAP OF HARGIS HEIGHTS, as shown on plat of record in Plat Book 974, Page 82, amended in Book 4983, Page 548, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an undivided one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126930 and Warranty Deed from Harold E. Prince and wife, Betty J. Prince to John Fuqua and wife, Betty Fuqua as recorded on the 19th day of March, 1996 in Deed Book 9983, Page 204, in the Register's Office of Davidson County, Tennessee. (As to Tract I). The said Betty H. Fuqua having since died on 9-2-2010.

Tract II (214 Cumberland Trace, Nashville, TN 37214)

Land in Davidson County, Tennessee, being Unit 214, CUMBERLAND TRACE, as shown on plat of record in Plat Book 5200, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty H. Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an individual one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126931 and Deed from Mary Joseph Hamilton, unmarried to John O. Fuqua and wife, Betty H. Fuqua as recorded on the 23rd day of June, 1999 in Deed Book 11539, Page 299, in the Register's Office of Davidson County, Tennessee. (As to Tract II). The said Betty H. Fuqua having since died on 9-2-2010.

Tract III (2405 Ridgeland Dr., Nashville, TN 37214)

Land in Davidson County, Tennessee, being Lot 234, SUNSET VIEW, SECTION TWO, as shown on plat of record in Plat Book 2663, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty H. Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an individual one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126927 and Warranty Deed from Jon E. Helton and wife, Lizabeth F. Helton to John O. Fuqua and Betty H. Fuqua as recorded on the 4th day of March, 1998 in Deed Book 10820, Page 581, in the Register's Office of Davidson County, Tennessee. (As to Tract III). The said Betty H. Fuqua having since died on 9-2-2010.

Tract IV (2408 Ridgeland Dr., Nashville, TN 37214)

Land in Davidson County, Tennessee, being Lot 241, SUNSET VIEW, SECTION TWO, as shown on plat of record in Plat Book 2663, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty H. Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an undivided one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126928 and Warranty Deed from Robert H. Coleman and wife, Jean J. Coleman to John O. Fuqua and wife, Betty H. Fuqua as recorded on the 28th day of June, 1960 in Deed Book 3097, Page 355, in the Register's Office of Davidson County, Tennessee. (As to Tract IV). The said Betty H. Fuqua having since died on 9-2-2010.

Tract V (2409 Ridgeland dr., Nashville, TN 37214)

Land in Davidson County, Tennessee, being Lot 233, SUNSET VIEW, SECTION TWO, as shown on plat of record in Plat Book 2663, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty H. Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an individual one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126929 and Warranty Deed from L. N. Adwell, a widower to John O. Fuqua and wife, Betty H. Fuqua as recorded on the 20th day of November, 1996 in Deed Book 10264, Page 630, in the Register's Office of Davidson County, Tennessee. (As to Tract V). The said Betty H. Fuqua having since died on 9-2-2010.

Tract VI (4213 Sanders Ave., Nashville, TN 37216)

Land in Davidson County, Tennessee, being Lot 45, MAPLEWOOD HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 547, Pages 77 and 78, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Betty H. Fuqua, surviving tenant by the entireties and reserving unto myself, a life estate in the subject property to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an individual one-third interest to each as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0126932; Quitclaim Deed from Bart's Inc. to John O. Fuqua and wife, Betty H. Fuqua as recorded on the 16th day of June, 1993 in Deed Book 8983, Page 395, re-recorded in Deed Book 9815, Page 773; Quitclaim Deed from Barry D. Busby and wife Teresa D. Busby to Bart's Inc. as recorded on the 12th day of October, 1992 in Deed Book 8755, Page 196 and Warranty Deed from John O. Fuqua and wife, Betty H. Fuqua to Barry D. Busby and wife, Teresa D. Busby as recorded on the 3rd day of January, 1990 in Deed Book 8017, Page 1, in the Register's Office of Davidson County, Tennessee. (As to Tract VI)The said Betty H. Fuqua having since died on 9-2-2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as:
2501 Stinson Rd., Nashville TN 37214
214 Cumberland Trace, Nashville TN 37214
2405 Ridgeland Dr., Nashville TN 37214
2408 Ridgeland Dr., Nashville TN 37214
2409 Ridgeland Dr., Nashville TN 37214
4213 Sanders Ave., Nashville TN 37216

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 in 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 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 11th day of December, 2014.

KERRY D. FUQUA

BURTON L. FUQUA

TROY C. FUQUA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KERRY D. FUQUA, BURTON L. FUQUA, and TROY C. FUQUA, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2014.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY