Davidson County DEEDWARR
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Fees:18.00 Taxes:1740.90
20150420-0035101

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly Cottingham et vir Charles Patrick Dunlap, III 1108B Glenview Drive Nashville, TN 37206	Movement Mortgage, LLC P.O. Box 10610 Virginia Beach, VA 23450	Part of M/P 094050-01100

THIS INDENTURE, made this 16th day of April, 2015 between

Fuqua Investors, LLC, a Tennessee limited liability company

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Kelly Cottingham and Charles Patrick Dunlap, III, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 44 and part of Lot 43 on the Map of Haynie's Central Park Plan of record in Instrument No. 20140821-0076420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Fuqua Investors, LLC by Quitclaim Deed dated 8/26/14 from Caleb Fuqua, unmarried of record in Instrument No. 20140826-0077863 and by Warranty Deed dated 5/23/14 from Kathleen L. Hatch, unmarried of record in Instrument No. 20140605-0048975, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1108B Glenview Drive, Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Fuqua Investors, LLC, a Tennessee limited liability company

By: _____
J. Caleb Fuqua, President/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared J. Caleb Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Fuqua Investors, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of April, 2015.

_____ My Commission Expires: 11/3/15
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 470,513.21.

_____
Affiant

Sworn to and subscribed before me, this 16th day of April, 2015.

_____ My Commission Expires: 11/3/15
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith