Davidson County DEEDWARR
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Fees:23.00 Taxes:3644.50
20150430-0039042

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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31990-09-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Treg Warner 4407 Hunt Place Nashville, TN 37215	New Owner	Map and Parcel No.: 104 070 52100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buckhead Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Treg Warner** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2127 Belcourt Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

Buckhead Investments, LLC
a Tennessee limited liability company

By: _____
Alexander S. Fuqua, Chief Manager

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Alexander S. Fuqua, the 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 and who further acknowledged that he is the Chief Manager of Buckhead Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2015.

_____
Notary Public
My Commission Expires: 9/13/16

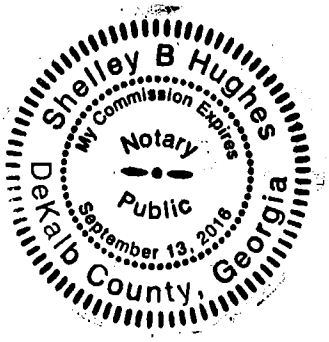


EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly half of Lot No. 5 in E. C. Scruggs' Subdivision of the James Read and Burch Orchard Tracts of land, a plan of which subdivision is of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 5 fronts 50 feet, more or less, on the south side of Carlton Avenue, and runs back between parallel lines, 138 feet, more or less, to an alley.

Being the same property conveyed to Buckhead Investments, LLC, a Tennessee limited liability company, by deed dated January 10, 2007, from Robert J. Sayle, married, of record in Instrument No. 20070111-0004394, Register's Office for Davidson County, Tennessee.

Together with a perpetual easement for ingress, egress, regress and parking, all as more fully described in Instrument No. 20040108-0003307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 070 52100.
2. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.
3. Perpetual easement for ingress, egress, regress and parking, of record in Instrument No. 20040108-0003307, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016