BILL GARRETT, Davidson County
Trans:T20150047786 DEEDWARR
Recvd: 06/16/15 12:23 2 pgs
Fees:13.00 Taxes:1202.50
20150616-0057225

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
Fuqua Investors, LLC PO Box 1545 Springfield, TN 37172	SAME	072150-16800 & 16900

THIS INDENTURE, made this 17th day of June, 2015 between

George Lewis Hurt and Lillard Ray Johnson

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

Fuqua Investors, LLC

of Robertson 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54, on the Map of Porter Road Subdivision, of the Shinkle Property, as of record in Plat Book 843, Page 38, Register's Office for said County. Said Lot No. 54 fronts 50 feet on the Westerly side of Porter Avenue, and runs back between parallel lines 141 feet, more or less to a dead line.

Being the same property conveyed to Eva Dean Norris by Deed dated 9/19/51 from Oscar Spencer Goodman and wife, Bessie Mae Goodman of record in Book 2021, Page 621, Register's Office for Davidson County, Tennessee. Eva Dean Norris aka Eva Dean Oden Norris and fka Eva Dean Norris White died testate on 11/8/04 and pursuant to the Last Will and Testament of Eva Dean Oden of record in Probate File 15P814, Probate Court for Davidson County, Tennessee, and certified copy of record in Instrument 20150521-0046915 devising said property to George Lewis Hurt and Lillard Ray Johnson.

and

Being Lots Nos. 52 and 53 of the Porter Road Subdivision, recorded in Plat Book 843, Page 38, Register's Office for said County. Said Lots Nos. 52 and 53 front 50 feet each on the Westerly side of Porter Avenue and runs back Westerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Eva Dean Norris White by Deed dated 4/24/52 from Leon Gilbert of record in Book 2044, Page 99, Register's Office for Davidson County, Tennessee. Eva Dean Norris White aka Eva Dean Oden Norris and Eva Dean Norris died testate on 11/8/04 and pursuant to the Last Will and Testament of Eva Dean Oden of record in Probate File 15P814, Probate Court for Davidson County, Tennessee, and certified copy of record in Instrument 20150521-0046915 devising said property to George Lewis Hurt and Lillard Ray Johnson.

This is (X) improved ( ) unimproved property known as: 1609, 1611 & 1613 Porter Avenue, Nashville, TN 37206.

Limited Power of Attorney for Sale of Real Estate for George L. Hurt of record in Instrument Number 20150529-0049732. Limited Power of Attorney for Sale of Real Estate for Lillard R. Johnson of record in Instrument Number 20150603-0051705. George Lewis Hurt and George L. Hurt are one in the same person. Lillard Ray Johnson and Lillard R. Johnson are on in the same person.

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/her hand and seal the day and year first above written.

George L. Hurt by Jonathan S. Carlton, Attorney in Fact

Lillard R. Johnson by Jonathan S. Carlton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2015, before me personally appeared Jonathan S. Carlton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of George L. Hurt and Lillard R. Johnson, and who acknowledged that he executed the same as the free act and deed of George L. Hurt and Lillard R. Johnson.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of June, 2015.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS 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 $325,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of June, 2015.

Notary Public

My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY