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

BILL GARRETT, Davidson County
Trans:T20150080766 DEEDWARR
Recvd: 09/22/15 15:25 2 pgs
Fees:13.00 Taxes:1572.50
20150922-0096440

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barlow Builders, LLC 1804 Williamson Ct, Suite 107 Brentwood, TN 37027	Barlow Builders, LLC 1804 Williamson Ct, Suite 107 Brentwood, TN 37027	072150-16800 & 16900

THIS INDENTURE, made this 18th day of September, 2015 between

Fuqua Investors, LLC

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

Barlow Builders, LLC, a Tennessee limited liability company

of Williamson 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.

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 Fuqua Investors, LLC by Warranty Deed dated 6/12/15 from George Lewis Hurt and Lillard Ray Johnson of record in Instrument No. 20150616-0057225, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE is made subject to restrictive covenants and easements of record, 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, its successors, agents 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

By: J. Caleb Fuqua

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 18th day of September, 2015.

Karen B. Heavener — My Commission Expires: 7/8/19
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 $425,000.00.

J. Caleb Fuqua
Affiant

Sworn to and subscribed before me, this 18th day of September, 2015.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY