THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY AT LAW
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
(615) 868-8886

BILL GARRETT, Davidson County
Trans:T20150083040 DEEDWARRSP
Recvd: 09/30/15 09:30 5 pgs
Fees:28.00 Taxes:2960.00
20150930-0099148

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of property transferred, whichever is greater, is $800,000.00.

AFFIANT

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 9, 2018

Subscribed and sworn to before me this 29 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: / /

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Conoly Brown and David Hood	Same	Map/Parcel
5307 Mt. View Road		14712000200
Antioch, Tn. 37013		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LINDA GALE ANDERSON and JOHN MARK FUQUA**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM CONOLY BROWN and DAVID A. HOOD, JR., as Tenants in Common,** hereinafter called the Grantee, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being TRACTS I and II below, to wit:

TRACT I

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Turner Engineering Co., Inc., dated September 6, 1979, more particularly described a follows:

Beginning at a point in the northerly margin of Nolensville Pike said point being 147.44 feet from the intersection of the centerline of Haywood Lane and the northerly margin of Nolensville Pike, said measure being in a westerly direction;

thence in a curve along the northerly margin of Nolensville Pike 286.08 feet in a westerly direction; thence in a curve along the easterly margin of a 50 foot access right-of-way 30.78 feet; thence still along the easterly margin of the 50 foot access right-of-way north 18 deg. 36' 31" east 33.15 feet; thence still along the easterly margin of the 50 foot access right-of-way in a curve in a northerly direction 226.88 feet; thence still along the easterly margin of the 50 foot access right-of-way north 59 deg. 20' 31" east 181.69 feet; thence south 6 deg. 28' 31" west 491.7 feet; thence south 50 deg. 51' 30" west 29.75 feet to the point of beginning. Said tract of land containing 1.977 acres, more or less.

Being the same property conveyed to Phillip E. Fuqua and wife, Juanita Fuqua by Warranty Deed of record in Book 5509, page 934, Register's Office for Davidson County, Tennessee. Juanita Fuqua and Phillip E. Fuqua were married at the time of her death on August 27, 2009, and the property then vested in Phillip E. Fuqua as surviving tenant by the entirety. Phillip E. Fuqua, unmarried, died testate on November 30, 2013, and in accordance with the provisions of his Last Will and Testament of record in Instrument No. 20140918-0085688, said Register's Office, the property now vests in fee in John Mark Fuqua and Linda Gale Anderson.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are Parcels 1 and 2, described as follows:

Parcel 1: Beginning at an iron pin in the northerly margin of Nolensville Pike, said point being 147 feet northwest, more or less, from the intersection of the centerline of Haywood Lane and the northerly margin of Nolensville Pike; thence along said road on a curve with a radius of 2644.38 feet for a length of 20.93 feet to an iron pin set on the margin of said road; thence leaving the road north 56 deg. 50 min. 56 sec. east, 48.95 feet to an iron pin set in the property line common with Christ Lutheran Church; thence with the church line south 6 deg. 38 min. 21 sec. west, 22.31 feet to an iron pin; thence with the church line south 50 deg. 51 min. 30 sec. west, 29.75 feet to the point of beginning, a common corner with the church property and margin of said road, containing 0.02 acres, more or less.

Parcel 2: Beginning at a concrete monument on the southeast margin of the access road to Hilltop Apartments, same being a common corner with Christ Lutheran Church property; thence with said church line and an old fence south 6 deg. 28 min. 31 sec. west, 222.84 feet to an iron pin set; thence leaving said church line and fence north 41 deg. 05 min. 20 sec. west 180.64 feet to an iron pin set on the margin of said access road; thence with said access road north 59 deg. 20 min. 31 sec. east 167.23 feet to the point of beginning, containing 0.34 acres, more or less.

Being the same property conveyed to Christ Lutheran Church by Warranty Deed from Phillip E. Fuqua and wife, Juanita K. Fuqua of record in Book 5719, page 343, Register's Office for Davidson County, Tennessee.

TRACT II

Land lying in the Fifth (5th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the property line common with Fuqua, said point being the northwest corner of the herein described tract; thence south 45 deg. 31 min. 00 sec. east 102.54 feet to an iron pin set; thence south 56 deg. 50 min. 56 sec. west 104.90 feet to an iron pin set in the property line common to Fuqua; thence with the Fuqua line north 6 deg. 28 min. 31 sec. east 130.04 feet to the point of beginning, containing 0.12 acres, more or less.

THERE IS ALSO CONVEYED to the Grantees a perpetual easement for ingress and egress, said easement more specifically described as follows:

Beginning at an iron pin set on the northwest margin of Haywood Lane, same being the southeast corner of the described easement; thence south 58 deg. 37 min. 28 sec. west, 30.94 feet to an iron pin, corner of Clark property; thence with Clark property north 45 deg. 31 min. 00 sec. west 158.23 feet to an iron pin set 30.71 feet past Clark corner; thence north 56 deg. 50 min. 56 sec. east 30.71 feet to an iron pin set; thence south 45 deg. 31 min. 00 sec. east 159.21 feet to the point of beginning.

Being the same property conveyed to Phillip E. Fuqua and Juanita E. Fuqua, as tenants-in-common by Quitclaim Deed of record in Book 11617, page 890, Register's Office for Davidson County, Tennessee. Juanita E. Fuqua died intestate on August 27, 2013, and her interest in the property then vested in her only heirs at law; to wit: Phillip E. Fuqua, John Mark Fuqua, Linda Gale Anderson, James Michael Fuqua, and Phyllis W. Dillard as stated in Affidavit of Heirship of record in Instrument No. 20131118-0118568, said Register's Office. Phillip E. Fuqua, unmarried, died testate on November 30, 2013, devising all of his interest to John Mark Fuqua and Linda Gale Anderson in accordance with the provisions of the Last Will and Testament of record in Instrument No. 20140918-0085688, said Register's Office. James Michael Fuqua having since conveyed his interest to John Mark Fuqua and Linda Gale Anderson by Quitclaim Deed of record in Instrument No. 20140918-0085689, said Register's Office. Phyllis W. Dillard having since conveyed her interest to Linda Gale Anderson and John Mark Fuqua by Quitclaim Deed of record in Instrument No. 20140918-0085690, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved commercial property known as 4650 and 4652 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, in fee simple

forever; and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant that they have not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and GRANTORS covenant that they will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under GRANTORS but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires and, further, 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 our hands this 29 day of September, 2015.

JOHN MARK FUQUA

by Linda Gale Anderson Attorney in fact

LINDA GALE ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA GALE ANDERSON**, the bargainor, with whom I am personally acquainted, and who acknowledged her execution of the within *Special Warranty Deed* for the purposes therein contained.

WITNESS my hand and official seal on this 29 day of September, 2015.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2019

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA GALE ANDERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within *Special Warranty Deed* on behalf of **JOHN MARK FUQUA** for the purposes therein contained, and who further acknowledged that she is the duly appointed Attorney in Fact of **JOHN MARK FUQUA**, the bargainor, as evidenced by a Special Limited Power of Attorney recorded simultaneously herewith, and as such Attorney in Fact is authorized by **JOHN MARK FUQUA** to execute this *Special Warranty Deed* on his behalf.

WITNESS my hand, at office, this 29th day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018