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

BILL GARRETT, Davidson County
Trans:T20150106145 DEEDWARR
Recvd: 12/16/15 09:59 2 pgs
Fees:13.00 Taxes:804.75
20151216-0126373

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SBE Partners, a Tennessee General Partnership 238 Bulington Place Nashville, TN 37215	SBE Partners, a Tennessee General Partnership 238 Bulington Place Nashville, TN 37215	072110-06900

THIS INDENTURE, made this 15th day of December, 2015 between

Fuqua Investors, LLC

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

SBE Partners, a Tennessee General Partnership

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:

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

Being Lot No. 24 on the Map of GlenMeade Subdivision of record in Book 974, Page 32, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fuqua Investors, LLC by Warranty Deed dated 10/16/15 from Mickey Parks, an unmarried individual and Ashley D. Milligan, an unmarried individual of record in Instrument No. 20151020-0106468, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2909 Murray Circle, Nashville, TN 37216.

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.

Fuqua Investors, LLC

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 15th day of December, 2015.

_____ 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 $217,500.00.

_____
Affiant

Sworn to and subscribed before me, this 15th day of December, 2015.

_____ My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener
State of Tennessee Notary Public
Davidson County