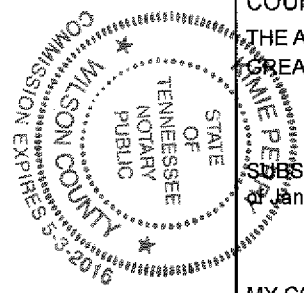
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/16 10:13 3 pgs
Fees:18.00 Taxes:283.79
20160126-0007299



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arete, LLC	Arete, LLC	08203006400
(NAME)	(NAME)	
2000 Mallory Lane, Suite 130-58	2000 Mallory Lane, Suite 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Fuller and Betty Fuller, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Arete, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 79, C.F. Sharpe and W.L. Hornes 2nd Subdivision of Lindsley Property, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Fuller and Betty Fuller, husband and wife by Warranty Deed from Sharon Ingram, Justin S. Ingram and Laura K. Ingram, dated 07/23/2008, recorded 08/01/2008 of record in Instrument No. 20080801-0078794, in the Register's Office for Davidson County, Tennessee. Betty Ann Fuller, was appointed conservator of the estate and person of Charles Edward Fuller, by Order entered on April 10, 2015, File Number: 15P254, in the Probate Court for Davidson County, Tennessee. The said Betty Fuller is one and the same and also known as Betty Ann Fuller.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 913 Joseph Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 22nd day of January, 2016.

Charles Fuller by Betty Ann Fuller, His Conservator
his conservator

Betty Fuller

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Betty Ann Fuller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Conservator of Charles Fuller and that she as such Conservator executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Conservator.

Witness my hand and Official seal this 22nd day of January, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Fuller the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of January, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY