BILL GARRETT, Davidson County
Trans:T20160017635 DEEDWARR
Recvd: 03/03/16 13:06 2 pgs
Fees:13.00 Taxes:762.20
20160303-0020502

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 92-13-2008
3813 Elkins Ave.
Nashville, TN 37209

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Faulkner Holdings Group, LLC
3813 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

Jay T. Faulkner
2211 Crestmoor Rd.,
Suite 200
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CINDY S. TUCKER** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FAULKNER HOLDINGS GROUP, LLC** "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 8, Block 24 on the Plan of Charlotte Park 2nd Addition, according to plat and survey of same appearing of record in Book 57, page 160 and 161, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Clarence R. Tucker and wife, Cindy S. Tucker, by Warranty Deed from D. Lewis White and Marilyn S. White, dated August 10, 1984, appearing of record in Book 6367, page 432, of the Register's Office of Davidson County, Tennessee.
The said Clarence R. Tucker having since died on November 25, 2010 and title passed to his wife Cindy S. Tucker by operation of law.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 54, page 160 and 161, Register's Office for Davidson County, Tennessee.

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, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3813 Elkins Avenue, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of February, 2016.

Cindy Tucker

Cindy Tucker

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cindy Tucker, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of February, 2016.

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jay T. Farr, Member FHG, LLC
AFFIANT

Sworn to and subscribed before me this 26th day of February, 2016

NOTARY PUBLIC

My Commission Expires: 6/12/2017

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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