WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/16 11:09 2 pgs
Fees:13.00 Taxes:251.60
20160401-0031011

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$68,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of March, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Philip Rkywalder	SAME	081-07-0-267.00
1510 Lethia Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John L. Fuqua, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Southern States Property, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the map entitled MENEE'S SUBDIVISION OF LOT NO. 8 THOMAS WOODARDS SUBDIVISION, as shown by plat record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Erroneously shown as McNee's Subdivision on the previous two deeds.

Being the same property conveyed to John L. Fuqua, married from Joseph Spicer and Juanita M. Spicer, husband and wife, by Warranty Deed on May 13, 2011, of record in Instrument Number 20110520-0038958, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $2,016.00 for County and 696.61 in the amount of for City and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-07-0-267.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1810 15th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 25, 2016.

John L. Fuqua

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John L. Fuqua, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 25, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.