WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tyler Huston	New Owner	Parcel ID:
7313 Campton Road		181010A17800
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edmund Fishbough (a 50% interest) and Calvin Fishbough (a 25% interest) and Jenny Fishbough (a 25% interest), all the former members of C, J & E Properties I, LLC aka C, J & E Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tyler Huston and wife, Kelli Huston
hereinafter called the GRANTEES, their heirs and 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 No. 99 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument Number 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to C, J & E Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Calvin Fishbough and wife, Jenny Fishbough, as to a one-half undivided interest, and Edmund Fishbough, an unmarried man, as to a one-half undivided interest, of record in Instrument 20040730-0091336, said Register's Office, dated April 8, 2004. See also Quitclaim Deed of record in Instrument 20040730-0091335, and Deed of record in Instrument 20040331-0035968, said Register's Office. The said C, J & E Properties I, LLC, aka C, J & E Properties, LLC, now being dissolved.

This conveyance is subject to Restrictions and By-Laws of record in Book 11069, Page 14; Instrument 200005230051637; Instrument 20030708-0093637; Instrument 20040203-0013041; Instrument 20040623-0074495; Instrument 20050106-0002201; Instrument 20060322-0032693; Instrument 20070205-0014762; Instrument 20071214-0143932; Instrument 20150602-0051014, and Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001204-0118880, said Register's Office (3) Sanitary Sewer Easement of record in Book 9487, Page 901; Book 9487, Page 914; Instrument 20010918-0100850; and Instrument 20040426-0046856, said Register's Office; (4) Storm Water Detention Agreement in Instrument 20020722-0087469, and Instrument 20040305-0025147, said Register's Office; (5) All matters of record in Plat Book 421, Page 146, said Register's Office; (6) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, said Register's Office; (7) Right of Way Easement of record in Instrument 20020731-0091596, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7313 Campton Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20160068921 DEEDWARR
Recvd: 08/09/16 13:27 3 pgs
Fees:18.00 Taxes:973.10
20160809-0082825

Witness our hands this 4th day of August, 2016.

Edmund Fishbough, Former Member of C, J & E Properties I, LLC

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 Edmund Fishbough, former members of C, J & E Properties, I, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness our hands this 4th day of August, 2016.

Edmund Fishbough, Former Member of C, J & E Properties I, LLC

Calvin Fishbough, Former Member of C, J & E Properties I, LLC

Jenny Fishbough, Former Member of C, J & E Properties I, LLC

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 Edmund Fishbough, former members of C, J & E Properties, I, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2016.

My Commission Expires: _____

Notary Public

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Fishbough, former members of C, J & E Properties, I, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2016.

My Commission Expires: 10/29/2016

Notary Public

GENE A. ROUTH
MY COMMISSION # EE847686
EXPIRES October 29, 2016
(407) 398-0153 FloridaNotaryService.com

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenny Fishbough, former members of C, J & E Properties, I, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2016.

My Commission Expires: 10/29/2016

Notary Public

GENE A. ROUTH
MY COMMISSION # EE847686
EXPIRES October 29, 2016
(407) 398-0153 FloridaNotaryService.com