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

BILL GARRETT, Davidson County
Trans:T20160076316 DEEDWARR
Recvd: 08/31/16 14:34 2 pgs
Fees:13.00 Taxes:1317.20
20160831-0091513

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas K. & Lisa C. Brown 1602 Straightway Ave. Nashville TN 37206	Thomas K. & Lisa C. Brown 1602 Straightway Ave. Nashville TN 37206	072144I/001.00CO

THIS INDENTURE, made this 30th day of August, 2016 between

Fuqua Investors, LLC

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

Thomas K. Brown and wife, Lisa C. Brown

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:

Being Unit 1602, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Cottages at Straightway, a Horizontal Property Regime with Private Elements of record in Instrument 20150827-0087008, Register's Office for Davidson County Tennessee, said unit being a re-plat of Lot 25 on the Plan of E.T. Brown's Subdivision of record in Plat Book 332, Page 91, Register's Office foe Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Fuqua Investors, LLC by Warranty Deed dated 8/17/15 from David W. Manning, unmarried of record in Instrument Number 20150818-0082786, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1602 Straightway Ave., Nashville, TN 37206

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 2016 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: _____
Caleb Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared 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, 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 30th day of August, 2016.

_____
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

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 $356,000.00.

_____
Affiant

Sworn to and subscribed before me, this 30th day of August, 2016.

_____
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019