BILL GARRETT, Davidson County
Trans:T20160101881 DEEDWARR
Recvd: 11/17/16 14:05 2 pgs
Fees:13.00 Taxes:481.00
20161117-0121465

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1134HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Cassie Pulley
Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2016.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tikal Inc. 1032 S Belleview Pl Indianapolis, IN 46221	OWNER	150 01 0 129.00

WARRANTY DEED

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, I/WE,

John Trice Fasig, married Amy E. Fasig, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tikal Inc.

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:

Tract #1
Beginning at a concrete monument set in the easterly margin of Bell Road at the southeast corner of the intersection of Bell Road and Mossdale Drive (proposed); thence southwardly along the easterly margin of Bell Road, 105.84 feet to an iron pin; thence south 71 deg. 38' East, 192.78 feet to a concrete monument; thence North 7 deg. 39 feet East, 164.57 feet to the southerly margin of Mossdale Drive (proposed); thence North 82 deg. 21 feet East, along the southerly beginning of a curve to the left having a radius of 25 feet; thence southwestwardly around said curve, 37.80 feet to a concrete monument setin the easterly margin of Bell Road, the point of beginning.

Tract #2
Being Lot No. 2 on the Plan of Mossdale Drive Subdivision, as of record in Plat Book 8250, Page 331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Trice Fasig, married and Amy E. Fasig, unmarried by Warranty Deed from Gertrude L. Moss dated 07/07/06 and recorded 07/18/06 of record in Instrument Number 20060718-0086594, Register's Office for said County.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 244 Bell Road & 2713 Mossdale Dr, Nashville, TN 37217.

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

Dated this the 10th day of November, 2016.

John Trice Fasig

Amy E. Fasig

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Trice Fasig and Amy E. Fasig** 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 at Hendersonville, Tennessee this 10th day of November, 2016.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY