Return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

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

Davidson County DEEDWARR
Recvd: 11/30/16 15:32 3 pgs
Fees:18.00 Taxes:1280.20
20161130-0125827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William B. Pirtle, III, et ux 1604 Straightway Ave. Nashville TN 37206	Same as owner	072144I/002.00CO

THIS INDENTURE, made this 28th day of November, 2016 between

Fuqua Investors, LLC

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

William B. Pirtle, III and wife, Moriah Joan Domby

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 1604, 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 a portion of 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: 1604 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: _____
J. Caleb Fuqua, President/Member

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 28th day of November, 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 $346,000.00.

_____
Affiant

Sworn to and subscribed before me, this 28th day of November, 2016.

_____
Notary Public

My Commission Expires: 7/8/19

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

True Copy Certification

I, _Meredith Bauerle, 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 Tennessee

County of ~~Maury~~ Williamson

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/24/18

SHANNON C. SYLVESTER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-24-2018