THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119928**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2016. Notary Public My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2017

BILL GARRETT, Davidson County
Trans:T20160106743 DEEDWARR
Recvd: 12/05/16 13:50 2 pgs
Fees:13.00 Taxes:2812.00
20161205-0127393

WARRANTY DEED

Address New Owner: Paul E. Boklage and Sally W. Boklage 35 CONCORD PARK E Nashville TN 37205-4705	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116080A03500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sujuco Investments, LLC. a Texas Limited Liability Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul E. Boklage and Sally W. Boklage, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled the Plan of Sugartree Subdivision, Phase I, of record in Plat Book 4675, Page 141-142 and amended in Plat Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sujuco Investments, L.L.C., a Texas limited liability company by Warranty Deed from Susan T. Norton, a widow, recorded on the 29th day of May, 2015 in Instrument No. 20150529-0049882, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4675, Page(s) 141 & 142, amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157 and Book 11758, Page 466.

Charter of Sugartree Homeowners Association recorded in Book 5365, Page 904, Book 5636, Page 526, Book 5639, Page 45 and Book 5683, Page 670.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 3958, Page 122, Book 4005, Page 367 and Book 7061, Page 100.

Dedication of common areas and open space recorded in Book 5683, Page 675.

This is improved property located at 35 CONCORD PARK E Nashville TN 37205-4705

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2016.

Sujuco Investments, LLC.

By: _____ member
Jennifer C. Colquitt, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer C. Colquitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of SUJUCO Investments, LLC, a Texas Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of November 2016.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018