Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0072

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 2017

Notary Public
Commission Expires: 1-6-2020

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20170006717 DEEDWARR
Recvd: 01/24/17 10:46 2 pgs
Fees: 13.00 Taxes: 2652.90
20170124-0007607

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Fugger 3300 Felicia Street Nashville, TN 37209	New Owner	092 09 0 X 001.00

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,

Heithcock Construction, LLC and Susan Henderson, unmarried

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

Mark Fugger, unmarried man

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 Unit 3300 Felicia of the 3300 Felicia & 3220 Trevor Townhome Association, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3300 Felicia & 3220 Trevor Townhome Association of record in Instrument No. 20150922-0096211, as amended in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3300 Felicia & 3220 Trevor Townhome Association, as shown on Exhibit "B" to the Amended Declaration of record in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Heithcock Construction, LLC, and Susan Henderson, unmarried, by Quitclaim Deed from Susan Henderson, unmarried, dated 12/17/15 and recorded 12/17/15 in Instrument No. 20151217-0127130, in the Register's Office of Davidson County, Tennessee.

BEING a portion of the same property previously conveyed to Susan Henderson, unmarried, by Quitclaim Deed from Lisa Friedland, unmarried, dated 5/8/09 and recorded 5/12/09 in Instrument No. 20090512-0043707; and being a portion of the same property previously conveyed to Lisa Friedland and Susan Henderson, both unmarried, by Warranty Deed from Deborah C. Sparks (1/2 interest) and SQJ Properties, LLC (1/2 interest), dated 10/13/06 and recorded 10/17/06 in Instrument No. 20061017-0128810, said Register's Office.

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: 3300 Felicia Street, Nashville, TN 37209.

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 20th day of January, 2017.

Heithcock Construction, LLC

By: Troy Heithcock
Its: Sole Member

Susan Henderson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public, of the state and county aforesaid, personally appeared **Troy Heithcock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of **Heithcock Construction, LLC**, and that he in his capacity as **sole member**, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of January, 2017

Witness my hand and official seal at Brentwood, Tennessee this 20th day of January, 2017.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Susan Henderson, unmarried
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 Brentwood, Tennessee this 20th day of January, 2017.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)