THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110601** ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William A. Huggins 336 White Bridge Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 091-14-0-174.00

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, **Belle Meade Investments, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William A. Huggins**, ("Grantee"), his 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 No. 15 on the unrecorded Map of the West Nashville Realty Company's Subdivision of the J.W. Dotson Estate, being a part of Lot No. 20 on the Map of C.C. Vernon Farm and described according to a copy of a survey thereof by Z.J. Wilkinson, Surveyor, May 2, 1946, as follows:

Beginning at a point in the easterly margin of White Bridge Road, at the corner of Lots Nos. 15 and 16; thence with the line between said lots, easterly 189.4 feet to the corner of Lots Nos. 6 and 7; thence southerly 62.5 feet to the corner of Lots. Nos. 14 and 15; thence with the line between said Lots westerly 197.5 feet to the easterly margin of White Bridge Road; thence with the margin of the same northerly 60 feet to the beginning.

Being part of the same property conveyed to Belle Meade Investments LLC, a Georgia limited liability company, by deed from Alexander S. Fuqua (having an 84.75% interest) Helen K. Fuqua (having a 6.10% interest), Martha Stewart Fuqua (having a 3.05% interest), Emily F. Fuqua (having a 3.05% interest) and Helen K. Fuqua, as Custodian for Leila H. Fuqua under the Georgia Transfers to Minors Act (having a 3.05% interest), of record in Instrument No. 20140715-0062469, dated June 24, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 091-14-0-174.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20170018526 DEEDWARR
Recvd: 03/03/17 10:26 2 pgs
Fees:13.00 Taxes:1535.50
20170303-0021212

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, page 371, said Register's Office.

This is improved property located at 336 White Bridge Pike Nashville TN 37209

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 1st day of March, 2017.

Belle Meade Investments, LLC

By: Alexander S. Fuqua, Chief Manager

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

Before me, the undersigned, of the State and County aforesaid, personally appeared Alexander S. 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 the Chief Manager (or other officer authorized to execute the instrument) of Belle Meade Investments, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 1st day of March, 2017.

Notary Public

My Commission Expires: 9/13/20

