WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-21-17

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

J-BP-17-111

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Gil Fuqua, Jr.	**New Owner**	
(NAME)	(NAME)	
3100 West End Avenue		**060-04-0-088.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES GIL FUQUA, JR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 3 (Re-Subdivide Lot 2) Oak Park Commercial Dev., of record in Plat Book 4060, Page 152, as amended in Book 5317, Page 426, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CRG, LLC by Warranty Deed from Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, Larry C. Baker, Executor of the Estate of Gary Hall Baker and Larry C. Baker, Individually, of record in Instrument No. 20170119-0006227, Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 19, 2017.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 152, as amended in Book 5317, Page 426, Register's Office for Davidson County, Tennessee.
- Ratification and Consent of Amendment to Plat in (Bk. 5317, Pg. 426), of record in Book 5558, Page 304, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Tennessee of record in Instrument No. 20090212-0012449, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 Oak Valley Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170037163 DEEDWARR
Recvd: 05/03/17 09:00 2 pgs
Fees:13.00 Taxes:4110.70
20170503-0043326

Witness my/our hand(s) this the 1st DAY OF MAY, 2017.

CRG, LLC

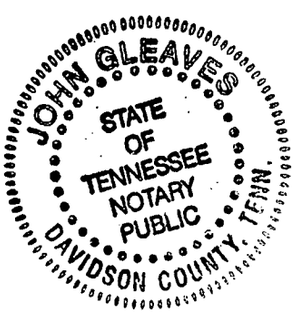
BY:_____
Charlie R. Gardner
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLIE R. GARDNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of CRG, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of May, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212