**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Aspen Construction, LLC
1001 9th Avenue South
Nashville, TN 37203
**SEND TAX BILLS TO:**
Same as Owner
8005 Church St. E, Ste 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170058045 DEEDWARR
Recvd: 07/07/17 10:35 2 pgs
Fees:13.00 Taxes:1946.20
20170707-0068396

# WARRANTY DEED

(Map 105-02-0, Parcel 492.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MARK E. FUQUA and wife, MILISEA ANN WILSON,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ASPEN CONSTRUCTION, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantees", their successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING all of Lot No. 44, on the Plan of Edgehill Estates, Section 100, according to plat and survey of same appearing of record in Plat Book 4860, page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Mark E. Fuqua, by Quitclaim Deed from Dayna L. Fuqua, dated November 17, 2010, of record in Instrument No. 20101122-0092872, in the Register's Office of Davidson County, Tennessee.
>
> MILISEA ANN WILSON enters into this conveyance by virtue of her marriage to the said Mark E. Fuqua, and hereby conveys any and all interests she may have in the above described real property by virtue of said marriage.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4860, page 25; Restrictive Covenants of record in Book 4220, page 723, Book 6236, page 263, Book 5620, page 848, and Book 4657, page 515; Charter of Homeowner's Association of record in Book 7526, page 624; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1001 9th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 6th day of July, 2017.

Mark E. Fuqua

MARK E. FUQUA

Milisea Ann Wilson

MILISEA ANN WILSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark E. Fuqua and Milisea Ann Wilson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2017.

J. Kasey Talbott

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $526,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of July, 2017.

J. Kasey Talbott

Notary Public

My commission expires: May 15th, 2021

File No. 20170515

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY