STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th ~~DAY~~ OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1777D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 90136 DEEDWARR
05/08/2018 12:37:05 PM 2 pgs
Fees: $13.00 Taxes: $573.13
20180508-0044040

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JB Fidelity Partners, LLC (NAME)	JB Fidelity Partners, LLC (NAME)	115-9-A-7 CO
3033 Flagstone Dr (STREET ADDRESS)	3033 Flagstone Dr (STREET ADDRESS)	
Franklin, TN 37069 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **American Eagle Construction, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB Fidelity Partners, LLC**, 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 Lot No. 7 on the plan of WOODS OF WEST MEADE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument No. 20031027-0157620 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to American Eagle Construction, LLC from Mehmet Alatas, by Quit Claim Deed dated January 18, 2013, as Instrument No. 20130118-0006292, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030924-0141426, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee.

4. Right of Way Easement to Tennessee Electric Power Company as recorded in Book 787, page 3, Register's Office for Davidson County, Tennessee.

5. Right of Access to the State of Tennessee as recorded in Book 3069, page 491, Register's Office for Davidson County, Tennessee.

6. Easement to Nashville Electric Service as recorded in Book 3251, page 591 and Book 4558, page 802, Register's Office for Davidson County, Tennessee.

7. Easement for overhead lines as recorded in Book 6230, page 156, Book 6623, page 646, Register's Office for Davidson County, Tennessee.

8. Access Easement Agreement as recorded in Instrument No. 20000225-0018499, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement as recorded in Instrument No. 20030421-0052251, Register's Office for Davidson County, Tennessee.

10. Charter of Homeowner's Association of record in Instrument No. 20030305-002909, Register's Office for Davidson County, Tennessee.

11. Common Area conveyed to Homeowner's Association of record in Instrument No. 20070202-0014011, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is Unimproved property, known as 758 Saussy Place, Nashville, TN 37205.

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

Witness my/our hand(s) this 4th day of May, 2018.

AMERICAN EAGLE CONSTRUCTION, LLC

By: _____ May 04, 2018
Waleed Seder, Chief Manager — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Waleed Seder, Chief Manager for American Eagle Construction, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2018.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066