WARRANTY DEED

Bill Garrett Davidson County
Batch# 116388 DEEDWARR
07/13/2018 02:36:07 PM 2 pgs
Fees: $13.00 Taxes: $4,736.00

20180713-0068334

A-JVC-18-111-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALYSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Judson Scott, Trustee for Midtown Printing, Inc.	**New Owner**	
(NAME)	(NAME)	**060-04-0-088.00**
120 20th Ave S		
(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, **JAMES GIL FUQUA, JR, a Married Man,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Judson Scott, Trustee for Midtown Printing, Inc. Trust, dated 6/13/18,** 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 DEVELOPMENT, or record in Plat Book 4060, Page 152, as amended kin Book 5317, Page 426, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed by Warranty Deed from Hardi-Gardens, Inc. to Larry C. Baker and Sid C. Dorris, as recorded on the 7th day of January, 1972 in Book 4567, Page 198; Warranty Deed from Sid C. Dorris to Larry C. Baker, as recorded on the 6th day of February, 1973 in Book 4678, Page 965; Quitclaim Deed from Larry C. Baker and wife, Ann Marie Baker and Gary H. Baker and wife, Della Ruth Baker to Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, as recorded on the 7th day of November, 1984 in Book 6421, Page 744; Warranty Deed from Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, and The Estate of Gary Hall Baker and Larry C. Baker, Individually to CRG, LLC, as recorded on the 19th day of January, 2017 in Instrument No. 20170119-0006227 and Warranty Deed from CRG, LLC, a Tennessee Limited Liability Company to James Gil Fuqua, Jr., as recorded on the 3rd day of May, 2017 in Instrument No. 20170503-0043326, in the Register's Office of Davidson County, Tennessee.

****For the purpose of this conveyance the subject property was not the Grantor's primary residence.**

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK PARK COMMERCIAL DEVELOPMENT, as recorded in Plat Book 4600, Page(s) 152 and Plat Book 4600, Page 120, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Instrument No. 20090212-0012449, in the Register's Office of Davidson County, Tennessee.
- Book 5317, Page 426 and Book 5558, Page 304, in the Register's Office of 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 Dr., 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.

Witness my/our hand(s) this the 11 DAY OF JULY, 2018.

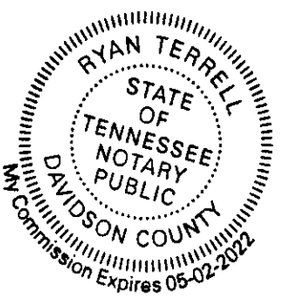
James Gil Fuqua, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES GIL FUQUA, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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