WARRANTY DEED

Bill Garrett Davidson County
Batch# 133831 DEEDWARR
08/27/2018 01:46:20 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180827-0084729

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 10-28-2019
(AFFIX SEAL)

JAMIE A. FOLK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Big Dog Properties, Inc.	Big Dog Properties, Inc.	114 - 108
(NAME) PO Box 210481	(NAME) SAME	
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181614

For and 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 hereby acknowledged, I/we, Fuqua Investors, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Big Dog Properties, Inc. a Tennessee Corporation hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in the 8th Civil District of Davidson County, Tennessee, on the southeasterly side of U.S. Highway 70 North, described according to a survey made March 1966, by S. H. Hutchinson and described as follows, to-wit:

BEGINNING at a point in the Sawyer-Brown Road, the northwest corner of the J. D. Hendricks tract, and the northeast corner of the Fred Mayo lot; thence with the Sawyer-Brown Road, North 14 degrees West 146 feet to the centerline of U.S. Highway 70 North, at the intersection of the Sawyer Brown Road; thence with the centerline of said Highway, North 46 degrees 30 minutes East 811 feet to a point in said Highway and A. G. Herr's line; thence leaving said Highway, South 87 degrees East 171 feet to a stake, T. H. Hows northwest corner: thence with the said T. H. Hows line, South 4 Degrees West crossing a 40-foot driveway leading to the T. H. Hows land at about 30 feet, in all 171 feet to a double elm tree in corner of a fence; thence with the T. H. Hows line and a fence, South 10 degrees West 579 feet to a stake in said fence and line, maple pointer; thence with the J. D. Hendrick's north line, North 85 degrees 30 minutes West 595 feet to the **POINT OF BEGINNING**, containing 7.80 acres, more or less.

LESS & EXCEPT:

Included in the above description but to be excluded therefrom is that portion of the premises condemned by the State of Tennessee, under Rule No. 62428, of record in Minute Book 74, Page 123, of the 3rd Circuit Court, a certified copy of which is of record in Book 3802, page 919, said Register's Office, and which said land is to be used in the construction of a controlled access highway, and all rights of ingress and egress to, from and across the same to and from abutting lands is hereby excepted.

LESS & EXCEPT:

Included in the above description but to be excluded therefrom is that portion of the premises conveyed to Jack. Watson, et al, Trustees for Hillview Church of Christ, as of record in Book 4027, Page 719, said Register's Office.

Being the same property conveyed to Fuqua Investors, LLC by Warranty Deed from Alun L. Yakabow, M.D., dated April 20, 2017, and filed of record in Instrument 20170425-0040402, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 0 Charlotte Pike, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of August, 2018

Fuqua Investors, LLC

By: J. Caleb Fuqua, President/Member

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared J. Caleb 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 President/Member (or other officer authorized to execute the instrument) of Fuqua Investors, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President/Member (or other authorized officer).

Witness my hand, at office, this 22nd of August, 2018.

Notary Public
My Commission Expires:

