Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2663

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

Karen Y Johnson Davidson County
Batch# 176047 **DEEDWARR**
12/19/2018 01:08:03 PM 2 pgs
Fees: $13.00 Taxes: $567.95

20181219-0123373

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of December, 2018

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Tom H. Fuqua 105 Leake Ave #94 Nashville, TN 37205	SAME AS BUYER	142-06-0A-172.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Amanda Dean, Successor Trustee of The 810 Bellevue Rd Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tom A. Fuqua, a single man

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 Building No. 19 Unit No. 172, on the plan of "Peppertree" Creekside Condominiums, according to the Master Deed of record in Book 4834, Page 257, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, Pages 128 through 130, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Josh Terry, Trustee of The 810 Bellevue Rd Trust by Warranty Deed from Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust dated May 9, 2016 of record in Instrument No. 20180920-0093371, Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on September 20, 2018. The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 810 Bellevue Rd Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Bellevue Road APT 172, Nashville, TN 37221

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of December, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 810 Bellevue Rd Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 13th day of December, 2018.

Notary Public

My commission expires: 06/23/21

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY