WARRANTY DEED

Karen Johnson Davidson County
Batch# 225271 DEEDWARR
05/02/2019 03:48:43 PM 2 pgs
Fees: $13.00 Taxes: $8,695.00

20190502-0041229

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2019.

Carmen Coats
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **607 BMB, LLC, a Tennessee limited liability company**	Send Tax Bills To: NEW OWNER	Map-Parcel Numbers **130-02-0-178-00** **130-02-0-125-00**
PO BOX 159151		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. Gil Fuqua, Jr. and Karen Martin Fuqua, husband and wife, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EC TR

607 BMB, LLC, a Tennessee limited liability company

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:

Tract I:
Land in Davidson County, Tennessee being Lot No. 10 on the Plan of the Subdivision of Lots 19, 20, and 21 in Belle Meade 2nd Plan of record in Plat Book 421 Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract II:
Land in Davidson County, Tennessee being Lot No. 11 on the Plan of the Revision of Lot 11 on the Subdivision of Lots 19, 20, and 21, Belle Meade 2nd Plan of record in Instrument No. 20090706-0062334, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all of the same property conveyed to J. Gil Fuqua, Jr. and Karen Martin Fuqua, as Tenants in Common by General Warranty Deed dated June 1, 2001 from James V. Doramus, a single man, of record in Instrument No. 20010601-0057165, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of the Right of Way that was closed by the City of Belle Meade in Ordinance 2003-7.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Plat Book 421, Page 172 as to Lot No. 10, and Instrument No. 20090706-0062334 as to Lot No. 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to the City of Belle Meade for Sanitary Sewer of record in Book 5787, Page 227, Register's Office for Davidson County, Tennessee. (3) Easements retained in the closing of a Right of Way by the City of Belle Meade in Ordinance 2003-7. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **607 and 609 Belle Meade Blvd., 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 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 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 **16th** day of **April, 2019.**

J. Gil Fuqua, Jr.

Karen Martin Fuqua

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **J. Gil Fuqua, Jr. and Karen Martin Fuqua,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **April, 2019.**

Notary Public

My Commission Expires: 1/17/21