WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/07 11:20 2 pgs
Fees:13.00 Taxes:444.00
20070112-0005214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/20/2010

(AFFIX SEAL) DAWN D. CRUTCHFIELD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda M. Demonbreun	FMF Capital, LLC	081-14-0 080.00
(NAME)	(NAME)	
2407 Burch Street	25 Century Blvd., Suite 606	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Francine D. Scott, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda M. Demonbreun, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being one part of Lot No. 18 on the map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEGINNING at a point on the south margin of Burch Avenue 300 feet west from the westerly margin of 24th Avenue North; thence with the margin of Burch Avenue, westerly 50 feet to a point; thence southerly parallel to the west margin of 24th Avenue North, 150 feet to a point; thence easterly 50 feet to a point; thence northerly 150 feet to the point of the BEGINNING.

Being the same property conveyed to Francine D. Scott, married, by Warranty Deed dated September 14, 2006 from Suntrust Bank, a Georgia bank, successor in interest by National Bank of Commerce, of record in Instrument Number 20060914-0114246, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Suntrust Bank, by Successor Trustee's Deed dated August 28, 2006, of record in Instrument Number 20060907-0111060, Register's Office for Davidson County, Tennessee. Also the same property conveyed to John W. Johnson, unmarried, by Warranty Deed dated June 2, 1987 from Charles E. Evans and wife, Jo H. Evans, of record in Book 7259, Page 860, Register's Office for Davidson County, Tennessee.

Subject property is not/nor has ever been the principal residence of Grantor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2407 Burch Street, Nashville, TN 37208

(House Number) (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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 5th day of January, 2007.

Francine D. Scott

Francine D. Scott

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hermitage, Tennessee this 5th day of January, 2007.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

Susan B. Mott
State of Tennessee Notary Public
Williamson County

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027