WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$227,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19th DAY OF JANUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L. DYKE-PATCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McDugald	Countrywide Home Loans	**82-16-40**
(NAME)	(NAME)	
509 S. 9th Street	P.O. Box 961206, FTWX-22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Fort Worth, TX 76161	
(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, WE, **FOURSIGHT INVESTMENT GROUP, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James McDugald and Megan Murphy McDugald**, 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 Lot No. 12 on the map of Confederate Hill Plan of Lots, as of record in Book 57, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more and accurate description.

BEING the same property conveyed to Robert A. Policastro, a single person by Quitclaim Deed from Michael Lee Pence, Jr., a single person dated June 15, 1994 of record in Book 9379, Page 334 in the Register's Office for Davidson County, Tennessee.

BEING also the same property conveyed to Michael L. Pence, Jr. by Installment Deed from B.L.C. Investments, Inc. of record in Book 8925, page 438, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Foursight Investment Group, LLC by Deed from S & M, LLC of record in Instrument No. 20060915-0114265 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **509 S. 9th Street, Nashville, TN 37206**

(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/23/07 13:40 2 pgs
Fees:13.00 Taxes:841.75

20070123-0009374

Witness **my hand** this **19th day of January, 2007.**

FOURSIGHT INVESTMENT GROUP, LLC.

Brian Sanders chief manager

By: Brian Sanders, Chief Manager

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Brian Sanders,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Chief Manager** of **FOURSIGHT INVESTMENT GROUP, LLC**. And to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of January, 2007.**

Commission expires: **May 23, 2009**

I. Dyke Tatum **Notary Public**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009