BILL GARRETT, Davidson County
Trans:T20090053293 DEEDWARR
Recvd: 08/05/09 14:03 2 pgs
Fees:13.00 Taxes:111.00

20090805-0073542

PICK-UP

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2009.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FMBC Investments, LLC	New Owner	Map: 105-03
1077 2nd Avenue South		Parcel: 93
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAUNDERS RENTAL PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 34 feet of Lot No. 26 on the Plan of Paul's Elysian Grove Plan of Lots, as of record in Plat Book 1, page 134, Chancery Court at Nashville.

Said northerly part of Lot No. 26 fronts 34 feet on the westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to Saunders Rental Properties, LLC by deed from South Wood, Inc. of record in Instrument 200807010067510, said Register's Office, dated June 27, 2008. And being part of the same property conveyed to South Wood, Inc. by Correction Quitclaim Deeds in Instrument 20070530064304 and 200705300064305 and by deed from Sadler Properties, LLC of record in Instrument 200405240060452, said Register's Office, dated May 20, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1077 2nd Avenue South, Nashville, TN 37210.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2009.

Saunders Rental Properties LLC

By: _____

Name: Mike Saunders

Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mike Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Saunders Rental Properties LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2009.

_____
Notary Public

My Commission Expires: November 22, 2010

