Warranty Deed

BILL GARRETT, Davidson County
Trans: T20100077428 DEEDWARR
Recvd: 12/08/10 13:50 2 pgs
Fees: 13.00 Taxes: 592.00
20101208-0097788

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2010.

Notary Public

My commission expires: 01/07/2013

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:
Patrick Brown	F+M Bank	Map: 71-16
1125 N 7th St	50 Franklin Street	Parcel: 241.00
Nashville, TN 37207	Clarksville, TN 37040	

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, **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK BROWN, A SINGLE PERSON**, 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 Lot Nos. 241 and 242 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to FMBC Investments, LLC by Warranty Deed from Lonnie Siebe, Trustee of the Siebe Living Trust of record in Instrument Number 20100706-0052438, Register's Office for Davidson County, Tennessee, dated June 24, 2010.

Being the same property conveyed to Lonnie Siebe, Trustee and Meghan K. Siebe, Trustee of the Siebe Living Trust by Quitclaim Deed from Allison H. Grayson, a married man of record in Instrument 201006220048799, Register's Office for Davidson County, Tennessee, dated May 28, 2010. And being the same property conveyed to Allison H. Grayson by Quitclaim Deed from Marjorie G. Canady, Frances G. McMurry and Eleanor D. Grayson of record in Instrument 201006220048798, Register's Office for Davidson County, Tennessee, dated May 28, 2010. And being part of the same property conveyed to Frances G. McMurry, Allison H. Grayson, Marjorie G. Canady, and Eleanor D. Grayson by Quitclaim Deed from Ben M. Earthman, a widower of record in Book 9113, page 819, Register's Office for Davidson County, Tennessee, dated September 15, 1989. And further being the same property conveyed to Frances G. McMurry, Allison H. Grayson, Marjorie G. Canady, Eleanor D. Grayson and Anita G. Earthman, as tenants in common by Trustee's Deed from L. Kenneth Johnson, Trustee of record in Book 4978, page 856, Register's Office for Davidson County, Tennessee, dated October 2, 1975. The said Anita G. Earthman having since died.

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 1125 N 7th St., Nashville, TN 37207.

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 30th day of November, 2010.

FMBC Investments, LLC

By:_____
Name: Shawn E. Bailes
Title: Authorized Member/Manager

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 Shawn E. Bailes, 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 Authorized Member/Manager of FMBC Investments, 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 company for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2010.

_____
Notary Public

My Commission Expires:
9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY