BILL GARRETT, Davidson County
Trans:T20110006567 DEEDWARR
Recvd: 02/01/11 15:53 2 pgs
Fees:13.00 Taxes:111.00
20110201-0009055

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $30,001.00. Affiant Subscribed and sworn to before me, this the 1st day of February, 2011. Notary Public My commission expires: JULY 8, 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:
FMBC Investments, LLC	FMBC Investments, LLC	Map: 105-03
1075 2nd Ave S	3716 West End Ave.	Parcel: 94
Nashville, TN 37210	Nashville, TN 37202	

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, **TYRONE MICHAEL MONGET, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY 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 Lot No. 25 in Isaac Paul's Elysian Grove Plan, as of record in Book No. 1, page 134, of the Chancery Court of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyrone Michael Monget, unmarried by deed from Charles B. Hemmer and wife M. Jean Hemmer of record in Book 7962, page 414, Register's Office for Davidson County, Tennessee, dated October 16, 1989.

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 1075 2nd Ave S, 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 1st day of February, 2011.

Tyrone Michael Monget by Wayne Monget as Attorney-in-Fact

Tyrone Michael Monget by Wayne Monget
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2011, before me personally appeared Wayne Monget, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tyrone Michael Monget as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Tyrone Michael Monget.

Witness my hand and seal this 1st day of February, 2011.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Barbara Monget, spouse of Tyrone Michael Monget, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Barbara Monget by Wayne Monget as Attorney-in-Fact

Barbara Monget by Wayne Monget
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2011, before me personally appeared Wayne Monget, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Barbara Monget as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Barbara Monget.

Witness my hand and seal this 1st day of February, 2011.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013