BILL GARRETT, Davidson County
Trans:T20110029673 DEEDWARR
Recvd: 05/18/11 16:12 2 pgs
Fees:13.00 Taxes:44.40
20110518-0038169

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $12,000.00. Affiant Subscribed and sworn to before me, this the 18th day of May, 2011. Notary Public My commission expires: 9-9-2014

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(s)	Map: 105-03
1064 2nd Ave S		Parcel: 100.00
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, **JACKIE COX, AS DEVISEE UNDER THE WILL OF RICHARD CHRISMON, JR., UNMARRIED**, 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 described as follows:

Beginning on the easterly margin of Second Avenue South formerly Market Street, at the northwest corner of the property conveyed to Freeman Green and wife, by deed from Kate B. Elliot and husband, of record in Book 853, page 206, Register's Office for said County, said point being 198 feet, 8 inches, more or less, north of the northerly margin of Mallory Street; thence with the easterly margin of said avenue, northwardly 37 feet, 4 inches to the southwest corner of the property conveyed to Robert E. Lillard and wife, by deed from H.L. Parman of record in Book 989, page 211, said Register's Office; thence with said Lillard's southerly line, eastwardly 190 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 37 feet 4 inches to the northeast corner of said Green property; thence with the northerly line of same, westwardly 190 feet, more or less to the beginning.

Being the same property conveyed to Richard Chrismon and wife Ruth O. Chrismon by deed from Sylvester Echols, devisee under the Last Will & Testament of William Jackson of record in Book 8171, page 223, Register's Office for Davidson County, Tennessee, dated July 31, 1990. The said Ruth O. Chrismon having predeceased the said Richard Chrismon, whom is now deceased.

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 1064 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 18th day of May, 2011.

Jackie Cox, as Devisee Under the
Will of Richard Chrismon, Jr., Deceased

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 Jackie Cox, as Devisee Under the Will of Richard Chrismon, Jr., Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2011.

Notary Public

My Commission Expires: 9-9-2014

