BILL GARRETT, Davidson County
Trans:T20110047678 DEEDWARR
Recvd: 08/04/11 13:00 2 pgs
Fees:13.00 Taxes:684.50

20110804-0060037

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. andreajordanligon Affiant Subscribed and sworn to before me, this the 3rd day of August, 2011. J Brandon Miller 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:
Andrea Jordan Ligon Nancy H. Ligon	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	105-03-C-1.00CO
1078A 2nd Ave. S.		
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, **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 **ANDREA JORDAN LIGON, AN UNMARRIED WOMAN, AND NANCY H. LIGON, AN UNMARRIED WOMAN**, 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 Unit No. 1078-A as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, A/K/A Southview on Second Townhomes Homeowners of record in Instrument 201104050026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Declaration establishing 1072 Southview on Second of record in Instrument 201002100010392, amended in Instrument 201101130003548 and Instrument 201102150012678, and 201104010025137, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Charles B. Hemmer and wife M. Jean Hemmer of record in Instrument 201104080027422, Register's Office for Davidson County, Tennessee, dated April 6, 2011. And being part of the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by deed from South Wood Inc., AKA Southwood Inc., a Tennessee Corporation of record in Instrument 200911200107102, Register's Office for Davidson County, Tennessee, dated November 20, 2009. And further, being part of the same property conveyed to Charles B. Hemmer and wife M. Jean Hemmer by deed from George D. Mitchell and wife Billie C. Mitchell of record in Book 6051, page 346, Register's Office for Davidson County, Tennessee, dated May 3, 1983.

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 1078A 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 3rd day of August, 2011.

FMBC Investments, LLC

By:_____
Name: Shawn E. Bailes
Title: Manager/Authorized 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 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 Manager/Authorized Member 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 3rd day of August, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

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