BILL GARRETT, Davidson County
Trans:T20120043191 DEEDWARR
Recvd: 06/12/12 09:27 2 pgs
Fees:13.00 Taxes:418.10
20120612-0051221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DeKALB
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 113,000.00

Lucinda Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF [illegible]

Notary Public

MY COMMISSION EXPIRES: 11/30/16
(AFFIX SEAL)

MICHAEL DON FAIRCHILD NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY:

DeKalb Title, LLC, 210 East Public Square, Smithville, Tennessee, 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FMBC Investments, LLC	SAME	092.14-0A-060.00CO
3716 West End Ave.		
Nashville, TN 37205		

For and in consideration of the sum of Ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, JAMES A. RAYMER, II, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto FMBC INVESTMENTS, LLC, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 828 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Lawsappended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete-identification and description of such Unit.

BEING of the same property conveyed to James A. Raymer, II, by Warranty Deed, from Riverfront Condominiums Partnership, a Tennessee Partnership, of record in Instrument No. 200604040038073, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens., assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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, their heirs and assigns forever, and we do covenant with the said Grante that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 7th day of June, 2012.

JAMES A. RAYMER, II

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantor, JAMES A. RAYMER, II, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 7th day of June, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013