Warranty Deed

BILL GARRETT, Davidson County
Trans: T20120078863 DEEDWARR
Recvd: 10/17/12 10:12 2 pgs
Fees: 13.00 Taxes: 702.63
20121017-0095115

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2012.

Notary Public

My commission expires: 8/16/14

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:
Charles Hardcastle Sarah Hardcastle	Same address	
1068 B 2nd Ave. South	(as new owner)	Map/Parcel: 10503010200
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 LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES HARDCASTLE AND SARAH HARDCASTLE, HUSBAND AND WIFE**, 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. 1 on the Resubdivision of (Partition) of the FMBC Investments, LLC Land of record in Instrument 201109080069740, Register's Office for Davidson County, Tennessee, and being Unit 1068-B as shown on the Exhibit attached to the Fifth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, A/K/A Southview on Second Townhomes Homeowners, Inc. of record in Instrument 201105230039435 re-recorded in Instrument 201108290066724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the 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. Being the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by deed from Thelma Morton, a single woman and Mary L. Black, married of record in Instrument 201007160055892, Register's Office for Davidson County, Tennessee, dated November 22, 2010. And being the same property conveyed to Thelma Morton, a single woman and Mary L. Black by deed from Raymond S. Bell, a single man of record in Book 5704, page 139, Register's Office for Davidson County, Tennessee, dated January 26, 1981.

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 1068 B 2nd Ave. South, 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 5th day of October, 2012.

FMBC Investments, LLC

By: _____
Name: John Root
Title: Authorized Agent

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 John Root, 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 Agent 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 corporation for the purposes therein contained.

Witness my hand and seal this 5th day of October, 2012.

_____
Notary Public

My Commission Expires: 7-8-13

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