WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098530 DEEDWARR
Recvd: 11/20/13 09:19 2 pgs
Fees:13.00 Taxes:351.50
20131120-0119534

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2013.

Cheryl Vance
Notary Public

My Commission Expires: 9-5-2016
(Affix Seal)

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Martha Garcia	Same	092.09-0-349.00
(NAME)	(NAME)	
3327 Felicia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, FMBC Investments, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Maria Martha Garcia, hereinafter called the Grantee, her 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. 54 on the Plan of Resubdivision of the Wilcox Property of record in Plat Book 421, page 42, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same lands conveyed to FMBC Investments, LLC, a Tennessee limited liability company from BancorpSouth Bank, a Mississippi banking corporation by Special Warranty Deed dated April 22, 2013 and recorded April 23, 2013 in Instrument No. 20130423-0040391, Register's Office, Davidson County, Tennessee.

This property has an address of 3327 Felicia Street, Nashville, Tennessee 37209.

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 its signature on this the 15 day of NOV, 2013.

FMBC Investments, LLC

SHAWN E. BAILES, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared SHAWN E. BAILES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be Manager of FMBC Investments, LLC, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing as such Manager.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 15 day of NOV, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHRIS CANTRELL DAVIDSON COUNTY My Commission Expires May 5, 2015