BILL GARRETT, Davidson County
Trans:T20140048542 DEEDWARR
Recvd: 07/08/14 11:27 2 pgs
Fees:13.00 Taxes:101.75
20140708-0059971

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2014, by and between Fam Night Inc., a Tennessee corporation, party of the first part, and Foundation Development Group, LLC and Legacy11, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 90 on the plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property as of record in Book 161, Page 174 Register's Office for said County.

Said Lot No. 90 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue and runs back between parallel lines 115 feet to an alley.

Being all or part of the same property conveyed to Fam Night, Inc. erroneously referred to as Fam Night by virtue of that certain Final Decree Confirming Sale Deed dated September 13, 1995, at Instrument No. Book 9847, Page 907 in the amount of $600.00 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed as part of the winding up of the corporate affairs of Fam Night, Inc pursuant to TCA 48-249-705.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Fam Night Inc. By: Lisa Brown, President

Lisa Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Lisa Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of **Fam Night Inc.** the within named bargainer, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as President

WITNESS my hand and official seal at office this 30th day of June, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Brown** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Foundation Development Group, LLC
2210 Oakleaf Dr, Franklin, TN 37064

Legacy11, LLC
1606 Twin Sqaure Way, Franklin, TN 37067-0100

Tax Parcel No 08107034500

Property Address: 1901 12th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: Foundation Development Group, LLC
2210 Oakleaf Dr, Franklin, TN 37064
Legacy11, LLC
1606 Twin Sqaure Way, Franklin, TN 37067-0100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $27,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2014.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016