BILL GARRETT, Davidson County
Trans:T20140074382 DEEDWARR
Recvd: 10/02/14 14:28 2 pgs
Fees:13.00 Taxes:185.00
20141002-0091223

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2014.

Notary Public

My commission expires: 7-2-2018

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:
FMBC Investments, LLC	New Owner(s)	
1056 2nd Ave S		09315033600
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, **JACKIE COX, AS DEVISEE UNDER THE WILL OF RICHARD CHRISMON, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

TRACT NO. 1: A lot or parcel of land in the City of Nashville, an the easterly side of Second Avenue South, described as follows:

BEGINNING on the easterly margin of Second Avenue, South, 12 feet southerly from the southeast corner of Lot No. 12 of the University Plan of Lots; running thence easterly and parallel with the south line of said Lot No. 12, 190 feet, more or less, to an alley: thence southerly with the westerly margin of said alley 35 feet; thence westerly and parallel to the line of said int No. 12, 190 feet, more or less, to the easterly margin of Second Avenue, South; thence northerly with the easterly margin of said Avenue, 38 feet to the beginning.

TRACT NO. 2: Being the southerly 30 feet of Lot No. 24 on the Plan of Paul's Elysian Grove lots, as of record in Book 1, page 131, Chancery Court of Nashville.
Said part of Lot No. 24 fronts 30 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, 135 feet more or less to an alley.

TRACT NO. 3: Land in South Nashville, Davidson County, Tennessee being described as follows: BEGINNING at a point on the east margin of Second Avenue, South, formerly Market Street, at the southwest corner of the property conveyed to Frederick B. Fisher by deed of record in Book 17, page 123, Register's Office for said County; thence southerly along the east margin of said Avenue, 40 feet to a point; thence easterly at right

angles , halfway to First Avenue South, supposedly 198 feet, more or less; thence northerly parallel to the east margin of Second Avenue, South 40 feet to the southeast corner of said Fisher lot; thence with the line of said lot westerly 198 feet, more or less, to the beginning.

Being the same property conveyed to Richard Chrismon, Jr. by deed from Maurice B. Mchenry and wife, Rebecca J. McHenry of record in Book 7498, page 576, Register's Office for Davidson County, Tennessee, dated March 18, 1988 and recorded on March 24, 1988.

Richard Chrismon, Jr. died October 22, 2003. Jackie Cox was named Executrix in Probate docket # 03P-1833.

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 1056 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 1st day of October, 2014.

Jackie Cox as Devisee Under the Will of Richard Chrismon Jr. Deceased

Jackie Cox, as Devisee Under the
Will of Richard Chrismon, Jr., Deceased

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 Jackie Cox, as Devisee Under the Will of Richard Chrismon, Jr., Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018