BILL GARRETT, Davidson County
Trans:T20150025297 DEEDWARR
Recvd: 04/06/15 15:53 3 pgs
Fees:18.00 Taxes:1110.00
20150406-0030015

FROM: Towery Properties, LLC

TO: FMBC Investments, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
FMBC Investments, LLC 3716 West End Avenue Nashville, Tennessee 37205	(Same)	Map 105-9 Parcel 170

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2015.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Carmen Coats
Notary Public
My Comm. Expires: 1-9-18

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Towery Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto FMBC Investments, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being part of Lots No. 41 on the Map of Bransford Realty Company's Subdivision of Block A and Resubdivision of Lots Nos. 41, 42 & 43 in A.B. Hills Subdivision of the Plant Lands of record in Plat Book 421, Page 68, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southerly margin of a 20 foot alley; said point being the northwesterly corner of the Edgar C. Gentle property; thence

with the westerly line of the Gentle property South 9 deg. 50' West, 145.0 feet to the beginning of a curve; thence around said curve to the right having a radius of 19.95 feet a distance of 28.43 feet to a point in the easterly margin of 12th Avenue South, said point being the beginning of a curve; thence around said curve to the right having a radius of 718.87 feet a distance of 128.02 feet to a point in the southerly margin of said 20 foot alley; thence with same South 83 deg. 51' East, 36.4 feet to a Point of Beginning.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Bransford Realty Company's Subdivision of Block A and Resubdivision of Lots Nos. 41, 42 & 43 in A.B. Hills Subdivision of the Plant Lands of record in Plat Book 421, page 68, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Towery Properties, LLC, a Tennessee limited liability company, by deed from Towery Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20131113-0117514, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2015 and subsequent years, which have been prorated.

2. Any easements, restrictions, plats, or matters of record.

3. All matters that would be disclosed by an inspection and accurate survey of the above described property.

4. Rights or claims of tenants in possession under unrecorded leases.

This is improved property known as 1820 12th Avenue South, Nashville, Tennessee 37203.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this 1st day of April, 2015.

TOWERY PROPERTIES, LLC, a Tennessee limited liability company

By: Towery Holdings, LLC, a Tennessee limited liability company, its sole member

By: _____
Name: W. McClain Towery
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. McClain Towery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of Towery Holdings, LLC, a Tennessee limited liability company, the sole member of Towery Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of Towery Holdings, LLC, the sole member of Towery Properties, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.