BILL GARRETT, Davidson County
Trans:T20150049803 DEEDWARR
Recvd: 06/22/15 15:30 2 pgs
Fees:13.00 Taxes:540.20
20150622-0059653

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $146,000.00. Carla B.W. Dodd Affiant Subscribed and sworn to before me, this the 15th day of June, 2015. Notary Public My commission expires:

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:
FPH Investments, GP	New Owner	092-09-0-228.00
3825 Bedford Avenue, Suite 102		
Nashville, TN 37215		

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, **BARBARA JEAN DREW NKA BARBARA JEAN STEGER, AN UNMARRIED WOMAN, EDNA MAI DREW NKA EDNA MAI HANCOCK, A MARRIED WOMAN*, LILLIE BELL DREW NKA LILLIE BELL HUDSON, A MARRIED WOMAN* AND FREDA HORTENCE DREW NKA FREDA HORTENCE COUSIN, A MARRIED WOMAN*, THE HEIRS AT LAW OF THE ESTATE OF NELLIE PEARL DREW, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FPH INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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. 74 on the Map of the Subdivision of the W. R. Wilson Tract, West Nashville, as of record in Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 50 feet on the westerly side of 36th Avenue North, formerly Fremont Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Charlie Samie Drew and wife, Nellie Pearl Drew by Warranty Deed from James E. Parman, Jr. and wife, Edith H. Parman, of record in Book 2548, page 231, Register's Office for Davidson County, Tennessee, dated July 26, 1956 recorded on July 27, 1956.

Charlie S. Drew died November 14, 1976 and Nellie Pearl Drew died October 3, 1997. Heirship Affidavit of record in Instrument No. 20150622-0059652 dated June 9, 2015 and recorded June 22, 2015.

** Neither Grantor(s), nor Grantor's spouse, ever resided in the above-described real property.*

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 419 36th Avenue North, Nashville, TN 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(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 15th day of June, 2015.

Heirs at Law of the Estate of Nellie Pearl Drew, Deceased

Barbara Jean Drew nka Barbara Jean Steger

Edna Mai Drew nka Edna Mai Hancock

Lillie Bell Drew nka Lillie Bell Hudson

Freda Hortence Drew nka Freda Hortence Cousin

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 Barbara Jean Drew nka Barbara Jean Steger, Edna Mai Drew nka Edna Mai Hancock, Lillie Bell Drew nka Lillie Bell Hudson and Freda Hortence Drew nka Freda Hortence Cousin, Heirs at Law of the Estate of Nellie Pearl Drew, 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/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2015.

Notary Public

My Commission Expires: 7-2-2018

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