Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150062683 DEEDWARR
Recvd: 07/30/15 11:50 2 pgs
Fees:13.00 Taxes:6285.11
20150730-0075218

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever~~ is greater, for this transfer is ~~$1,650,000.00~~ 1,098,678.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2015.

Notary Public

My commission expires March 8, 2016

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:
John Bennet Waters	New owner	
120 Taggart Avenue		130-05-0-078.00
Nashville, TN 37205		

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, **THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BENNET WATERS, JR., AND JANE POPE WATERS, HUSBAND AND WIFE,** 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. 9, Block "G" on the Plan of 2nd Revised Plan of Highlands of Belle Meade, No. 2, Blocks E, F, G, H & K of record in Plat Book 1130, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth J. Caffey, unmarried by Warranty deed from George J. Anderson and wife, Lee Ann S. Anderson of record in Book 9287, page 420, Register's Office for Davidson County, Tennessee, dated March 18, 1994 and recorded on March 23, 1994.

Being the same property conveyed to Kenneth W. Haynes and Carol A. Haynes, husband and wife by Warranty deed from Elizabeth J. Caffey, unmarried of record in Instrument No. 20140502-0037626 Register's Office for Davidson County, Tennessee, dated May 1, 2014 and recorded on May 2, 2014.

Being the same property conveyed to The Focus Group of Tennessee, LLC, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth W. Haynes and Carol A. Haynes, husband and wife of record in Instrument No. 20141003-0091799 Register's Office for Davidson County, Tennessee, dated October 2, 2014 and recorded on October 3, 2014.

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 120 Taggart Avenue, Nashville, TN 37205.

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 10th day of July, 2015.

THE FOCUS GROUP OF TENNESSEE, LLC

Seth Argo, Member/Chief Manager

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 Seth Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member/Chief Manager of Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public