WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072148 DEEDWARR
Recvd: 08/25/15 15:34 2 pgs
Fees:13.00 Taxes:592.00
20150825-0086082

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 FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$160,000.00.

Carla S.W. Dodd
Affiant

Subscribed and sworn to before me this 24th day of AUGUST, 2015.

Notary Public
My Commission expires: 8-23-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
FP Investments, GP	New Owner	092-09-0-227.00
3825 Bedford Avenue, Suite 102		
Nashville, TN 37215	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jesse Cuthrell, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **FP INVESTMENTS GP, a Tennessee General Partnership** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of W.R. Wilson Plan, of record in Book 332, Page 161, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Elders Education Trust from U.S.BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2 by Deed on March 30, 2012, of record in Instrument Number 20120502-0037635, Register's Office for Davidson County, Tennessee. Further conveyed to Jesse Cuthrell, married from Robert J. Notestine III, Trustee for Ruth Elders Education Trust, by Quitclaim Deed on April 18, 2012, of record in Instrument Number 20120509-0040166, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.
- Brittany C. Cuthrell joins this conveyance to convey any and all interest she may have in said property, including but not limited to her marital interest.

This is improved property known as: **417 36th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 21st, 2015.

Jesse Cuthrell

Brittany Cuthrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jesse Cuthrell and Brittany Cuthrell** to me known to be the person 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 August 21st, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY