BILL GARRETT, Davidson County
Trans:T20160002619 DEEDWARR
Recvd: 01/11/16 15:25 2 pgs
Fees:13.00 Taxes:808.45
20160111-0002880

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $218,500.00. Affiant Subscribed and sworn to before me, this the 8th day of January, 2016. Notary Public My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 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:
Breean Hewitt	New Owner	
630 Patriot Lane		105-03-0-E-002.00CO
Franklin, TN 37067		

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, **WENDY MONDAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BREEAN HEWITT, A MARRIED WOMAN**, 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 Unit No. 1064B on the Plan of Lofts at Southview, of record in Declaration of Covenants, Conditions and Restrictions at Instrument No. 20130723-0076139, as amended in Instrument Number 20130809-0083713 and in Instrument Number 20151112-0115225, 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 a portion of the same property conveyed to FMBC Investments, LLC, a Tennessee limited liability company by Warranty Deed from Jackie Cox, as Devisee under the Will of Richard Chrismon, Jr., unmarried, of record in Instrument No. 20110518-0038169, Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on May 18, 2011.

Being the same property conveyed to Wendy Monday, unmarried by Warranty Deed from FMBC Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20141001-0090748, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 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 1064B 2nd Avenue South, 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 8th day of January, 2016.

Wendy Monday by Menan Assefa, Attorney in Fact

Wendy Monday by Menan Assefa,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2016, before me personally appeared Menan Assefa, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wendy Monday as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Wendy Monday.

Witness my hand and seal this 8th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

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