15-L 422

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of January, 2016 by and between Joshua R. Jarrett, an unmarried man, hereinafter referred to as GRANTOR, and 4FP, LLC, a Tennesee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 414 on the plan of 1200 Fifth Avenue North Condominiums of record in Instrument No. 20040709-0081700, Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joshua R. Jarrett, an unmarried man by Deed from Germantown Partners, LLC dated November 30, 2004, recorded December 3, 2004, of record in Instrument No. 20041203-0144198, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1200 5th Ave North, Unit #414, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joshua R. Jarrett

BILL GARRETT, Davidson County
Trans:T20160006708 DEEDWARR
Recvd: 01/26/16 10:54 2 pgs
Fees:13.00 Taxes:832.50
20160126-0007380

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joshua R. Jarrett, an unmarried man, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of January, 2016.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
4FP, LLC
1595 Mallory Lane Ste 100,
Brentwood , TN 37027

Send Tax Statements to:
4FP, LLC
1595 Mallory Lane Ste 100,
Brentwood , TN 37027

Map & Parcel: 082-09-0-F-005.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $225,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of January, 2016.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

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