BILL GARRETT, Davidson County
Trans:T20160008099 DEEDWARR
Recvd: 01/29/16 15:39 2 pgs
Fees:13.00 Taxes:802.90
20160129-0009064

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $217,000.00. Affiant Subscribed and sworn to before me, this the 28th day of January, 2016. 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:
Progressive Development, LLC	New Owner	
214 McMillan Street		092-09-0-225-00
Nashville, TN 37203		

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, **FP INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 77 on the Plan of W. R. Wilson Tract of record in Plat Book 332, Page 161, 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 Jack Straw Properties, LLC by Quitclaim deed from Kirtley Whittington of record in Instrument No. 20130906-0094440 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on September 6, 2013.

Being the same property conveyed to FP Investments, G.P. by Warranty deed from Jack Straw Properties, LLC of record in Instrument No. 20150505-0040803 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 5, 2015.

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 413 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 28th day of January, 2016.

FP Investments, G.P., a Tennessee general partnership

By: _____
Name: William B. Plunkett
Title: General Partner

By: _____
Name: Cheryl F. Plunkett
Title: General Partner

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 William B. Plunkett and Cheryl F. Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the General Partner(s) of FP Investments, G.P., a Tennessee general partnership, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2016.

_____
Notary Public

My Commission Expires: _____