Warranty Deed

BILL GARRETT, Davidson County Trans:T20160026158 DEEDWARR Recvd: 03/31/16 14:03 2 pgs Fees:13.00 Taxes:647.50 20160331-0030618	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2016. Notary Public My commission expires: 10/8/2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — DANA DELWORTH

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:
Robert Grace Christine Howard Grace	New Owner	
1603 Lischey Avenue		082-04-0-104.00
Nashville, TN 37207		

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, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT GRACE AND CHRISTINE HOWARD GRACE, 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. 44-A on the Plan of Zone Lot Division of Lot No. 44 and part of Lot No. 45, Sharpe and Crutchers Addition of record in Plat Book 6200, Page 728, 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 Ten Talents Properties, LLC by Warranty deed from John Kaul, of record in Instrument No. 20090930-0090915, Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on September 30, 2009.

Being the same property conveyed to IRA Innovations, LLC f/b/o Charles Cline IRA (formally Entrust Tennessee f/b/o Charles Cline IRA) by Quitclaim deed from Ten Talents Properties, LLC, a limited liability company, of record in Instrument No. 20150622-0059478, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

Being the same property conveyed to FP Investments, GP, a Tennessee General Partnership by Warranty deed from IRA Innovations, LLC F/B/O Charles Cline IRA of record in Instrument No. 20150917-0094639 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 17, 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 926 A North 6th Street, Nashville, TN 37207.

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 30th day of March, 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 30th day of March, 2016.

_____
Notary Public

My Commission Expires: 7-2-18

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