BILL GARRETT, Davidson County
Trans:T20160032204 DEEDWARR
Recvd: 04/19/16 15:56 2 pgs
Fees:13.00 Taxes:6548.59
20160419-0038012

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,769,890.00. Affiant Subscribed and sworn to before me, this the 18th day of April, 2016. Notary Public My commission expires: 7-3-17

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:
Michelle Charlot Desloge, Trustee		
130 Alton Rd	NEW OWNER	130-09-0-023-00
Nashville, TN 37205-4202		

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, **THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE CHARLOT DESLOGE, TRUSTEE, OF THE INDENTURE OF TRUST OF MICHELLE CHARLOT DESLOGE DATED DECEMBER 23, 2010, AS AMENDED 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. 2, Block C, on the 2nd Revised Plan, Highlands of Belle Meade No. 2; Blocks A, B, C and D of record in Plat Book 1130, Page 62, 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 Paul Gregory Smith and Kara Webb Smith, husband and wife by Warranty deed from Thomas B. Miles and wife, Elizabeth S. Miles of record in Instrument No. 20120702-0057615 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on July 2, 2012.

Being the same property conveyed to The Focus Group of Tennessee LLC, a Tennessee limited liability company by Warranty deed from Paul Gregory Smith and Kara Webb Smith, husband and wife of record in Instrument No. 20141201-0110125 Register's Office for Davidson County, Tennessee, dated December 1, 2014 and recorded on December 1, 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 130 Alton Rd, Nashville, TN 37205-4202.

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 18th day of April, 2016.

THE FOCUS GROUP OF TENNESSEE, LLC

Seth Argo, Member/Chief Manager

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 Seth Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member/Chief Manager of Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017