RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036696 DEEDWARR
Recvd: 05/03/16 13:51 2 pgs
Fees:13.00 Taxes:888.00
20160503-0043573

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on May 2, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29369ASP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
FMBC Investments, LLC, a Tennessee limited liability company and Milam Investment Properties, LLC, a Tennessee limited liability company 3104 A & B Wellington Avenue Nashville, TN 37212	FMBC Investments, LLC, a Tennessee limited liability company and Milam Investment Properties, LLC, a Tennessee limited liability company 3716 West End Avenue Nashville, TN 37205	104-06-0-285.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Virgil T. Abernathy, Jr. and wife, Teresa Annette Abernathy**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **FMBC Investments, LLC, a Tennessee limited liability company, and Milam Investment Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, on the Plan of Re-Subdivision of Parts of Lots 95 & 96, Bransford Realty Company West End Avenue Place of record in Plat Book 4715, Page 195, 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 Virgil T. Abernathy, Sr. and wife, Mary Dee Abernathy by warranty deed from W. R. Benneyworth & Co. Inc. of record in Book 4849, page 685, Register's Office for Davidson County, Tennessee, dated 09/05/1974 and recorded on 09/05/1974. The said Virgil T. Abernathy, Sr. is now deceased, having been pre-deceased by Mary Dee Abernathy, and by his Will of record in the Probate Court for Davidson County, Tennessee, devised this property to Virgil T. Abernathy, Jr.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat Book 4715, Page 195, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.
4. Real Estate Sales Agreement of record in Instrument Number 20160203-0010457, in the Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3104A & B Wellington Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 2nd day of May, 2016.

Virgil T. Abernathy, Jr.

Teresa Annette Abernathy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 2, 2016, before me personally appeared Virgil T. Abernathy, Jr .and Teresa Annette Abernathy to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal onMay 2, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE