THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16047200

BILL GARRETT, Davidson County
Trans:T20160044473 DEEDWARR
Recvd: 05/26/16 10:47 2 pgs
Fees:13.00 Taxes:1165.50
20160526-0053073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

FP Investments GP
Affiant

Subscribed and sworn to before me this 23rd day of May, 2016.

Notary Public
My Commission Expires: 1/6/2020

BRADLEY S. SALYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
FP Investments, GP 3712 Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0-072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Penn Fitzgerald and Allison Marie Zaro Fitzgerald, Trustees of the Fitzgerald Family Living Trust, dated October 6, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FP Investments, GP, a Tennessee General Partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW P. FITZGERALD and RICHARD H. FITZGERALD by deed from DEBORAH L. BENNETT, of record in Book 11070, page 786, dated August 17, 1998, said Register's Office.

RICHARD H. FITZGERALD conveyed his interest to ANDREW PENN FITZGERALD, by deed of record in Instrument No. 20040127-0010439, dated October 16, 2003, said Register's Office.

ANDREW PENN FITZGERALD conveyed his interest to ANDREW PENN FITZGERALD TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE FITZGERALD FAMILY LIVING TRUST DATED OCTOBER 6, 2003, by deed of record in Instrument No. 20040127-0010440, dated November 3, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 116-12-0-072.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 3712 Woodmont Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2016.

Fitzgerald Family Living Trust, dated October 6, 2003

By: Andrew Penn Fitzgerald, Trustee

By: Allison Marie Zaro Fitzgerald, Trustee

State of California)
)
County of ~~Orange~~ San Mateo)

On the 20th of May, 2016, before me, William Tsui, a notary public, personally appeared Andrew Penn Fitzgerald and Allison ~~Marie~~ Zaro Fitzgerald, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WILLIAM TSUI
COMM. # 2039097
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. SEP. 2, 2017

Notary Public