(1)

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,272.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2016. Notary Public My commission expires: 03-07-17



BILL GARRETT, Davidson County
Trans:T20160060422 DEEDWARR
Recvd: 07/14/16 11:48 2 pgs
Fees:13.00 Taxes:1851.01
20160714-0072313

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:
Angela Pickney O'Neil	Farmington Mortgage, a div of Capstar Bank	
414A 37th Avenue North	2002 Richard Jones Rd.	092-090-Y-001.00CO
Nashville, TN 37209	Suite 300A Nashville, TN 37215	

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 **ANGELA PICKNEY O'NEIL, AN UNMARRIED WOMAN**, 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, Lot No. Unit No. A on the Plan of Homes at 414 37th Avenue North, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160104-0000584, 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 a portion of the same property conveyed to Lawrence J. Layten, a married man by Special Warranty deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. of record in Instrument No. 20110104-0000882 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 4, 2011.

Being a portion of the same property conveyed to Jim Adams, IV, unmarried by Warranty deed from Lawrence J. Layten, a married man of record in Instrument No. 20150626-0061861 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 26, 2015.

Being a portion of the same property conveyed to FP Investments, GP, a Tennessee General Partnership by Warranty deed from Jim Adams, IV, an unmarried man of record in Instrument No. 20150626-0062862 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 26, 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 414A 37th 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 12th day of July, 2016.

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

William B. Plunkett, General Partner

Cheryl F. Plunkett, 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 12th day of July, 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