BILL GARRETT, Davidson County
Trans:T20160066430 DEEDWARR
Recvd: 08/02/16 12:45 2 pgs
Fees:13.00 Taxes:111.00
20160802-0079717

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5589D

TANNY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jim Sweeney Construction, Inc. (NAME)	New Owner (NAME)	09316032900
117 Fain Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **F & F Investment Group LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Sweeney Construction, Inc.,** HEREINAFTER CALLED THE GRANTEES, 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. 6 on the plan of BRANDFORD REALTY COMPANY'S RESUBDIVISION OF PART OF WEAKLEY & WARREN RESBUDIVISION OF BLOCK "D" HERMITAGE ADDITION, as shown by plat of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 33 feet on the North side of Fain Street and runs back between parallel lines 190 feet to an alley.

Included in the above description but excluded from the conveyance is the following: Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 6 on the Branford Realty Company's Resubdivision of part of Weakley & Warren's Subdivision of Block "D" Hermitage Addition, of record in Book 421, page 58, Register's Office for said County.

Said part of Lot fronts 33 feet on the northerly side of J.C. Napier Street and runs back northerly between parallel lines 77 feet to a 15 foot private alley, to a line in the rear on which it measures 33 feet.

BEING the same property conveyed to F & F Investment Group, LLC from Paul Bolden, unmarried, by Deed dated November 30, 2009, as Instrument No. 20091223-0116714, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 58, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 117 Fain Street, Nashville, TN 37210.

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 we do covenant with the said GRANTEES that 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 we do further covenant

and bind ourselves, our heirs and representatives, 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. Whenever 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 29th day of July, 2016.

F & F INVESTMENT GROUP LLC

By: _____ July 29, 2016
Chris Folad, Member Date

_____ July 29, 2016
Chris Folad Date

F & F INVESTMENT GROUP LLC

By: _____ July 29, 2016
Khaled N. Fattah, Member Date

_____ July 29, 2016
Khaled N. Fattah Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chris Folad and Khaled M. Fattah, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2016.

My Commission Expires: 9/29/19

_____
Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chris Folad and Khaled N. Fattah, Members for F & F Investment Group LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2016.

My Commission Expires: 9/29/19

_____
Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066