BILL GARRETT, Davidson County
Trans: T20160092314 DEEDWARR
Recvd: 10/19/16 11:15 2 pgs
Fees: 13.00 Taxes: 1753.80
20161019-0110479

RAECHEL CONDEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $474,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2016.

Notary Public

My commission expires: 8/25/20

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Daniel T. Sullivan	Farmington Mortgage	**P/O 092-09-0-213.00**
414 B 37th Avenue North	2002 Richard Jones Rd.	New Tax ID:
Nashville, TN 37209	Suite 300 A Nashville, TN 37215	092 09 0Y 002.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FP Investments, GP, a Tennessee, General Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Tyler Sullivan, unmarried and Virginia K. Beazley, unmarried, Steven R. Sullivan and wife, Virginia Janet Sullivan, as joint tenants for life, with remainder to survivor in fee

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. B 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. 20150626-0061862 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 26, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 414 B 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF October 14, 2016:

FP Investments, GP, a Tennessee General Partnership

BY: Ryan Rafoth,
ITS: Authorized Person

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of FP Investments, GP, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 14th day of October, 2016.

My Commission Expires: 3/10/2019

Notary Public

20161549R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY