BILL GARRETT, Davidson County
Trans:T20160103214 DEEDWARR
Recvd: 11/22/16 09:58 2 pgs
Fees:13.00 Taxes:1951.75
20161122-0123142

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $527,500.00

Pamela Sedberry
Affiant

Subscribed and sworn to before me, this the 17th day of November, 2016.

WRSol
Notary Public

My commission expires: 5-27-19

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:
Josh Matas	New Owner	**092-09-4-C-002.00CO**
419A 36th Avenue North		
Nashville, TN 37209-3817		

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,

FPH Investments, GP, a Tennessee general partnership

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

Josh Matas, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with the common elements, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 419 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160104-0000587, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to FPH Investments, GP, a Tennessee general partnership by Warranty Deed from Barbara Jean Drew, nka Barbara Jean Steger, an unmarried woman, Edna Mai Drew, nka Edna Mai Hancock, a married woman, Lillie Bell Drew, nka Lillie Bell Hudson, a married woman, and Freda Hortence Drew nka Freda Hortence Cousin, a married woman, The Heirs at Law of the Estate of Nellie Pearl Drew, deceased, of record in Instrument No. 20150622-059653, Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 22, 2015.
Being also known as 419 A 36th Avenue North, Nashville, TN 37209-3817.

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 419A 36th Avenue North, Nashville, TN 37209-3817.

NOTE: Although this property is commonly known as 419 "A" 36th Avenue North, the legal description is Unit "B".

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 November 17, 2016:

FPH Investments, GP

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 FPH Investment, 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 17th day of November, 2016.

My Commission Expires: 3/10/2016

Notary Public

20161637R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY