This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072
Return to: First Title + Escrow
3811 Bedford ave, Suite 205
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/06/17 11:32 4 pgs
Fees:23.00 Taxes:2220.00
20170106-0001809

#33427

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FC & BE Properties, LLC P.O. Box 1783 Brentwood, TN 37024	NEW OWNER	069000-110.00 069000-109.00

THIS INDENTURE, made this 4th day of January, 2017 between

Tony Clouse, aka Tony Ray Clouse and Tony R. Clouse, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

FC & BE Properties, LLC, a Tennessee limited liabililty company

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee and being Lot No. 2 on the plan of the Division of a portion of the C. W. Young Land of record in Plat Book 5190, page 417, Register's office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 as follows:

Beginning at an iron pin on the westerly margin of Stewarts Lane (25' west of the centerline), said point of beginning being the easternmost common corner of Lot# 1 and Lot# 2 of the aforesaid C. W. Young Subdivision; thence leaving said Lot #1 and with the margin of said Stewarts Lane S 03° 44' 39" W 135.00' to a concrete monument, the southeast corner of this lot; thence leaving said Lane N 77° 23' 43" W 364.76' to an iron pin in the line of the State of Tennessee land; thence with the line of the State property N 03° 42' 27" E 176.00' to an iron pin, the westernmost common corner of this lot and lot# l of

said subdivision; thence with lot# 1 S69° 20' 06" E 379.92' to an iron pin; thence N 89° 12' 43" E 291.89' to the point of beginning containing 2.10 acres, more or less.

Being a portion of the same property conveyed to Tony Clouse (AKA Tony Ray Clouse and Tony R. Clouse by Quitclaim Deed from Melissa Wall Clouse (AKA Melissa Ann Clouse and Melissa Wall Clouse and Melissa W. Clouse) dated 5-26-99 of record in Book 11494, Page 796 and the same property conveyed by Installment Deed from Nathan Wall and wife, Patricia Wall dated 6-1-84 of record in Book 6321, Page 28, Register's Office for Davidson County, Tennessee. (3941 Stewarts Lane)

and

Land in Davidson County, Tennessee and being Lot No. 1 on the plan of the Division of a portion of the C. W. Young Land of record in Plat Book 5190, page 417, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor# 823 as follows:

Beginning at a concrete monument on the westerly margin of Stewarts Lane (25' vest of the centerline), said point beginning also being the northeast corner of this tract; thence with the margin of said Stewarts Lane S 03° 44' 39" W 135.00 to an iron pin, the northeast corner of Lot# 2 of said C. W. Young Land Subdivision; thence with said Lot# 2 S 89° 12' 43" W 291.89' to an iron pin; thence continuing with Lot# 2 N 69° 20' 06" W 379.92' to an iron pin in the line of the State of Tennessee property; thence with the State of Tennessee line N 03° 42' 27" E 115.00' to an iron pin; thence S 80° 22' 01" E 658.00' to the point of beginning, containing 2.34 acres more or less.

Being a portion of the same property conveyed to Tony Clouse (AKA Tony Ray Clouse and Tony R. Clouse by Quitclaim Deed from Melissa Wall Clouse (AKA Melissa Ann Clouse and Melissa Wall Clouse and Melissa W. Clouse) dated 5-26-99 of record in Book 11494, Page 796, and the same property conveyed by Installment Deed from Nathan Wall and wife, Patricia Wall dated 6-1-84 of record in Book 6321, Page 24, Register's Office for Davidson County, Tennessee. (3945 Stewarts Lane)

This is (X) improved ( ) unimproved property known as: 3941 & 3945 Stewarts Lane, Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tony Clouse aka Tony Ray Clouse and Tony R. Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of January, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $600,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of January, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

