Box#14
G#29745-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056009 DEEDWARR
Recvd: 06/30/17 09:32 2 pgs
Fees:13.00 Taxes:333.00
20170630-0065881

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2017.

Notary Public

My commission expires: 07-03-2017
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
FTS Investments, LLC	**"New Owner"**	**Map 108-08-0 Parcel 166.00**
3215 Lakeford Drive		
Nashville, TN 37214		

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

Anthony L. Bell and Staci L. Bell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FTS Investments, LLC, a Tennessee limited liability company

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. 65-A, Zone Lot Division, Lot Numbers 65, 66 and 67 on the Plan of East Lake Subdivision, of record in Plat Book 5200, Page 677, amended in Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Staci L. Bell, a married woman, by Cash Deed for Tennessee, dated January 6, 2006, from the Department of Housing and Urban Development, of record in Instrument No. 20060117-0006277, Register's Office for Davidson County, Tennessee.

Anthony L. Bell, spouse of the above named Staci L. Bell, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 5200, Page 677, amended in Plat Book 5200, Page 342, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5761, Page 355 and in Book 5200, Page 677, Register's Office for Davidson County, Tennessee;

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **3215 Lakeford Drive, Nashville, TN 37214**

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 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. 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 hand(s) this **29th** day of **June, 2017.**

Anthony L. Bell

Anthony L. Bell

Staci L. Bell

Staci L. Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State **Anthony L. Bell and Staci L. Bell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2017.**

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017