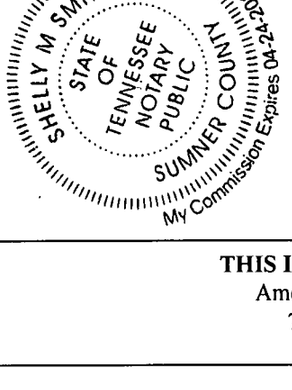
WARRANTY DEED

File #17255-2



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX

BILL GARRETT, Davidson County
Trans:T20170056316 DEEDWARR
Recvd: 06/30/17 14:46 2 pgs
Fees:13.00 Taxes:740.00
20170630-0066271

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FTS Investments, LLC	New Owner	-147-14-0-172-00
(NAME)	(NAME)	
829 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Janice M. Mesa, a married woman and Robert Michael McGinnis, an unmarried man, devisees under the Last Will of Juanita E. McGinnis,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FTS Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 449 on the Plan of Candlestick Farms, Section 4 of record in Plat Book 3600, Page 71, 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 the same property conveyed to Curtis R. McGinnis, Jr. and wife, Juanita E. McGinnis by Warranty deed from Hallmark Construction Company of record in Book 3915, page 645, Register's Office for Davidson County, Tennessee, dated July 22, 1965 and recorded on July 23, 1965. Juanita E. McGinnis died December 24, 2016, having been predeceased by Curtis R. McGinnis, Jr. Juanita E. McGinnis devised the subject property to Janice L. McGinnis (now known as Janice M. Mesa) and Robert Michael McGinnis, her heirs, as per Will of record at Docket No. 17P900 in the Seventh Circuit Court Probate Division for Davidson County at Nashville Tennessee. Janice M. Mesa and Robert Michael McGinnis, as Personal Representatives of the Estate of Juanita E. McGinnis, join in the execution of this instrument to convey any interest the Estate may have. Subject property was not the principal residence of either Grantor or their spouses.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 681 Candlestick Drive, Nashville, TN 37211-5348

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29th day of June, 2017.

Janice M. Mesa,

Robert Michael McGinnis

The Estate of Juanita E. McGinnis

By: _____
Janice M. Mesa, Personal Representative

By: _____
Robert Michael McGinnis, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Janice M. Mesa, and Robert Michael McGinnis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2017

My Commission Expires: 8.4.20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Janice M. Mesa and Robert Michael McGinnis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Personal Representatives of the Estate of Juanita E. McGinnis the within named bargainor, and that they as such Personal Representatives executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves as Personal Representatives.

Witness my hand, at office, this 29th day of June, 2017

My Commission Expires: 8.4.20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027