WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056921 DEEDWARR
Recvd: 07/03/17 15:39 2 pgs
Fees:13.00 Taxes:717.06

20170703-0067037

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VALERIE L. KAMM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 12, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BMP Properties LLC	BMP Properties LLC	133-12-0-194.00
(NAME)	(NAME)	
2024 Daylily Drive	2024 Daylily Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, we, **Frank Furtick and Lynda A. Furtick, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMP Properties 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:

Located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 36 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank Furtick, unmarried, by Warranty Deed from Richard S. Roark and wife, Sabrina N. Roark, dated April 30, 1991, of record in Book 8347, page 23, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3941 Atkins Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 4955, page 31; Restrictions of record in Book 5071, page 50; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 29th day of June, 2017.

Frank Furtick

Lynda A. Furtick

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Frank Furtick and Lynda A. Furtick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of June, 2017.

Notary Public
My Commission Expires: 6/12/21

File No.: 25657

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 12, 2021