

My Comm. Expires
July 6, 2020

Davidson County DEEDQC
Recvd: 08/09/17 15:50 2 pgs
Fees:12.00 Taxes:0.00
20170809-0081752

Map & Parcel No.

093150C00100CO 093150C00600CO
093150C00200CO 093150C00700CO
093150C00300CO 093150C00800CO
093150C00400CO 093150C00900CO
093150C00500CO 093150C01000CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer is $ -0-.

Donna D. Johnson
AFFIANT

Sworn to and subscribed before me this 7th day of August, 2017.

NOTARY PUBLIC My commission expires:_____

Address of New Owner:
MODERN COTTAGES AT SOUTHVIEW LLC
3716 West End Avenue
Nashville, TN 37205-3405

Send Tax Notices To: Same

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, FMBC INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor, hereby quitclaims to MODERN COTTAGES AT SOUTHVIEW, LLC, a Tennessee limited liability company, its successors and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Units 1056A, 1056B, 1056C, 1056D, 1056E, 1058A, 1058B, 1058C, 1058D, 1058E as shown in the Declaration of Covenants, Conditions and Restrictions for Modern Cottages at Southview Homeowner's Association, Inc., a Horizontal Property Regime with Private Elements of record in Instrument Number 20150804-0077468 and amended in Instrument No. 20150820-0083891, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to FMBC Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jackie Cox, as devisee under the Will of Richard Chrismon, Jr., unmarried dated October 1, 2014 and recorded October 2, 2014 as Instrument No. 20141002-0091223, in said Register's Office for Davidson County, Tennessee, and property conveyed to David Pritchard by deed from Edward P. Chrismon of record as Instrument No. 20070822-0100381, in said register's office.

> Further, being the same property conveyed to FMBC Investment, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from David Pritchhard dated April 13, 2016 and recorded April 15, 2016 as Instrument No. 20160415-0036578, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as

may affect the premises.

IN WITNESS WHEREOF, the said FMBC INVESTMENTS, LLC has hereunto set his/her/their signature, on this, the 7th day of August, 2017.

FMBC INVESTMENTS, LLC

By: _____
Shawn E. Bailes, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn E. Bailes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Member of **FMBC INVESTMENTS, LLC**, the within-named bargainor, a limited liability company, and that such Shawn E. Bailes, as such Member, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Member.

WITNESS my hand and official seal of office, at NASHVILLE, Tennessee, on this, the 7th day of August, 2017.

_____
NOTARY PUBLIC

My commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

This Deed Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:
Modern Cottages (At Southern)

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019