G#29951-3 Box#14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072800 DEEDWARR
Recvd: 08/22/17 14:07 2 pgs
Fees:13.00 Taxes:444.00
20170822-0086193

B-VRES-17-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.7.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FTS Investments, LLC, a Tennessee limited liability company	"New Owner"	
(NAME) 829 Gale Lane	(NAME) 829 Gale Lane	**150-2-161.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS FULLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FTS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39A of the Zone Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45 on the Plan of Harbor Gate, Section I, Revised, of record in Plat Book 5200, Page 712 and as amended in Plat Book 6250, Page 638, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Fuller by Warranty Deed from Gerald E. Bryson, Jr., recorded March 10, 2005 in Instrument No. 20050310-0026415, Register's Office for Davidson County, Tennessee. Sharon Fuller, spouse of Chris Fuller hereby joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 5200, Page 712 and Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6221, Page 253 Book 6486, Page 436 and Book 6597, Page 157, rerecorded in Book 6599, Page 984, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Lake Terrace Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF AUGUST, 2017.

Chris Fuller

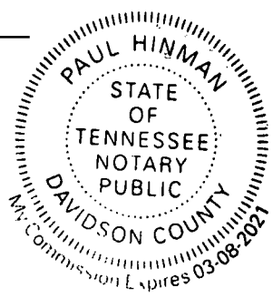
Sharon Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS FULLER AND SHARON FULLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212