WARRANTY DEED

Bill Garrett Davidson County
Batch# 20955 DEEDWARR
11/01/2017 02:47:32 PM 2 pgs
Fees: $13.00 Taxes: $529.10

20171101-0112203

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2017.

Notary Public

My commission expires: 2-22-20

(AFFIX SEAL)

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
Jessica Davis and Andrew Davis, wife and husband	**First American Mortgage Solutions FBO Caliber Home Loans**	**108-08-0-166.00**
3215 Lakeford Drive	**1795 International Way**	
Nashville, TN 37214	**Idaho Falls, ID 83402**	

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,

FTS Investments, LLC, a Tennessee limited liability company

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

Jessica Davis and Andrew Davis, wife and husband

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, on the Plan of Zone Lot Subdivision, Lots 65, 66, 67 of Section Three, East Lake Subdivision, of record in Book 5200, Page 677, amending 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 the same property conveyed to FTS Investments, LLC, a Tennessee limited liability company by Deed dated June 29, 2017, from Anthony L. Bell and Staci L. Bell, husband and wife of record in Instrument No. 20170630-0065881, Register's Office for Davidson County Tennessee.

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

1. **The Plan of record in Book 5200, Page 677, amending Plat Book 5200, Page 342, said Register's Office.**
2. **Restrictive Covenants contained in instrument of record in Book 5200, Page 677 and in Book 5761, Page 355, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

This is improved 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 **27th** day of **October, 2017.**

FTS Investments, LLC, a Tennessee limited liability company

BY: _____
Scott Stephens, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **FTS Investments, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **27th day** of **October, 2017.**

_____
Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019