RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$685,000.00~~ $692,000.00 Affiant Subscribed and sworn to before me, this the 21st th day of November, 2017. Notary Public My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 34011 DEEDWARR
12/06/2017 09:54:31 AM 2 pgs
Fees: $13.00 Taxes: $2,560.40

20171206-0124340

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Parker etux	new owners	116-12-0W-001.00
3712 A Woodmont Blvd.		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FP Investments, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Parker and Saadia Parker, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 3712 A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 3712 Woodmont Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161011-0107337, 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 a portion of the same property conveyed to FP Investments, GP, a Tennessee General Partnership by warranty deed from Andrew Penn Fitzgerald and Allison Marie Zaro Fitzgerald, Trustees of the Fitzgerald Family Living Trust, dated October 6, 2003 of record in Instrument No. 20160526-0053073 Register's Office for Davidson County, Tennessee, dated 05/20/2016 and recorded on 05/26/2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3712 A Woodmont Blvd., Nashville, TN 37215.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-11-3712A

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 HANDS EFFECTIVE AS OF November 21st, 2017:

FP Investments, GP

BY: Brandon Plunkett
ITS: Partner

BY: Cheryl Plunkett
ITS: Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Plunkett and Cheryl Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be partners of FP Investments, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 21st day of November, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171606R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY