WARRANTY DEED

Bill Garrett Davidson County
Batch# 92505 **DEEDWARR**
05/15/2018 10:29:35 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20180515-0046227

J-TAH-18-909-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-21

(AFFIX SEAL)

ALLYSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
FBGM, LLC	**New Owner**	
(NAME) **4813 Shasta Dr.**	(NAME)	**82-3-66.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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, **HOME FRONT PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FBGM, 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. 77 on the Plan of C. F. Sharpe and W. L. Horn's 2nd Subdivision of Lindsley Property, of record in Plat Book 161, Page 53, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Home Front Property Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jeffrey L. Hale and wife, Mary Lou Hale, recorded April 16, 2018 in Instrument No. 20180416-0035668 and further being the same property conveyed to Jeffrey L. Hale and wife, Mary Lou Hale by Warranty Deed from Cecil Miller, Jr., recorded July 12, 1993 in Book 9011, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Subject to 2018 County Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Joseph Avenue, Nashville, Tennessee 37207**.

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 10th DAY OF MAY, 2018.

Home Front Property Solutions, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HOME FRONT PROPERTY SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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