This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180843 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$340,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13th day of July, 2018. Notary Public My Commission Expires: 10-11-21

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Bill Garrett Davidson County
Batch# 118288 **DEEDWARR**
07/19/2018 10:23:03 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180719-0070394

THIS INDENTURE, made this 20th day of July, 2018, among:

FBGM, LLC

A TENNESSEE LIMITED COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MCKENZIE CHRISTINE COY AND CHASE AUBREY COY
WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Subdivision of the Southern Part of Lot No. 16 of the Nichol Property, of record in Plat Book 2, Page 49, 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 the same property conveyed to Kennard Blackburn by Warranty deed from Bernard Blackburn of record in Instrument No. 20030305-0029172 Register's Office for Davidson County, Tennessee, dated February 27, 2003 and recorded on March 05, 2003. (Value of consideration shown in aforementioned deed $60,000.00.)

Being the same property conveyed to FBGM, LLC, a Tennessee limited liability company by Warranty deed from Kennard Blackburn, married of record in Instrument No. 20180305-0020644 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on March 05, 2018. (Value of consideration shown in aforementioned deed $98,000.00.) Being also known as 2312 Seifried Street Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

FBGM, LLC

BY: _____

Bethany Burkhardt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bethany Burhardt , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Sole Member of FBGM, LLC .

Witness my hand and official seal this 13th day of July, 2018.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: McKenzie Coy and Chase Coy
Address: 2312 Seifried Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: McKenzie Coy and Chase Coy
Address: 2312 Seifried Street
City, State, Zip: Nashville, TN 37208

Tax ID: 081-06-0-373.00

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1