Box#14
G#31048-3

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018050029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $195,000.00

Bill Garrett Davidson County
Batch# 123926 **DEEDWARR**
08/02/2018 09:19:13 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180802-0075588

Sworn to and subscribed before me this 30th day of July, 2018.

Affiant

Notary Public

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:
FTS Investments, LLC
829 Gale Lane
Nashville, TN 37204-3011

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
081-060-294.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James R. Hobson and wife, Linda F. Hobson** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FTS Investments, LLC, a TN limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 and the Southerly 25 feet of Lot No.1 on the plan of the Nashville Trust Company's Subdivision of the Fannie Wild Property as of record in Plan Book 3, Page 11, Chancery Court at Nashville.

Said Lot No. 2 and part of Lot No.1 front together 75 feet on the Easterly margin of 24th Avenue North, and extend back Eastwardly between parallel lines, 150 feet to the Westerly line of Lot No.4.

Being the same property conveyed to James R. Hobson and wife, Linda F. Hobson by Warranty deed from Charles C. Mullins, single of record in Book 7221, page 395, Register's Office for Davidson County, Tennessee, dated April 29, 1987 and recorded on May 01, 1987.

This is improved property known as **2112 24th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 30th day of July, 2018.

James R. Hobson

Linda F. Hobson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, James R. Hobson and Linda F. Hobson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019