Karen Y Johnson Davidson County
Batch# 172563 DEEDWARR
12/11/2018 10:25:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20181211-0120451

WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson) 32088

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of December, 2018

Notary Public

My Commission Expires: 5/2/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOSEPH SAOUD AND ISABEL CRISTINA SAOUD	NEW OWNER	093-15-0
(NAME) 1035 1st Avenue South	(NAME)	386.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH SAOUD AND ISABEL CRISTINA SAOUD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 4 on the Plan of Cameron Estates Subdivision** of record in Plat Book 6200, Page 700, 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 FMBC Investments, LLC, a Tennessee limited liability company by Warranty Deed from Amanya H. Diggs, unmarried of record in Instrument No. 20140619-0053686, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING property known as: **1035 1st Avenue South, Nashville, TN, 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF, its hands, this 10th day of December, 2018

FMBC INVESTMENTS, LLC,
A TENNESSEE LIMITED LIABILITY ~~COMPANY~~

BY:_____
SHAWN E. BAILES, MANAGER/MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SHAWN E. BAILES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGER/MEMBER of **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Managing/Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2018.

My Commission Expires: 9-7-21

_____
Notary Public

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Patrick Poole

State of Tennessee)
County of Davidson)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state, Patrick Poole, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

_____
Notary Public