39B

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 197482 DEEDWARR 02/21/2019 11:53:47 AM 2 pgs Fees: $13.00 Taxes: $1,683.50 20190221-0015834	The actual consideration or value, whichever is greater, for this transfer is **$455,000.00**. Affiant Subscribed and sworn to before me, this the 19th day of February, 2019. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julianne Marie Adams	**"NEW OWNER"**	**105-09-0-416.00**
2028 10th Avenue South		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julianne Marie Adams, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 the southwest part of Lot No. 12 on the Plan of W.L.B. Lawrence Property, of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, Engineers, April 1, 1970, as follows:

BEGINNING at an iron pin in the easterly margin of 10th Avenue South at the entrance of alley No. 674-1/2, said pin being 305.1 feet north of Douglas Avenue; thence with the margin of 10th Avenue South, North 2°38' East 25.7 feet to an iron pin; thence leaving said avenue South 84° 49' East 200 feet to an iron pin in the westerly margin of a 12-foot private alley; thence with the same, South 2° 38' West 19.1 feet to an iron pin the beginning of a curve; thence around said curve, southeasterly 32.31 feet to an iron pin in the northerly margin of alley No. 674-1/2; thence with the same, North 84° 49' West 164.7 feet to an iron pin the beginning of a curve; thence around said curve, northwesterly 22.89 feet to the point of beginning.

BEING the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Deed dated October 4, 2017, from David Hawkins, unmarried of record in Instrument No. 20171009-0103193, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Book 21, page 148, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: 2028 10th Avenue South, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 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 its hand by its duly authorized officer this 19th day of February, 2019.

Family Trust Services, LLC, a Tennessee limited liability Company

By: _____ SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **19th day** of **February, 2019.**

_____
Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019