Lauren Johnson Davidson County
Batch# 198400 DEEDQC
02/25/2019 09:16:10 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190225-0016570

This Instrument Prepared By/Return To:
Robert L. Scruggs
Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:
FG Capital, LLC
714 Darden Place
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
102-07-125.00

QUITCLAIM DEED

The undersigned, **James Treanor Granbery, III**, does hereby represent and warrant that he is the owner of the real property described below and does hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto **FG Capital, LLC, a Tennessee limited liability company**, in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Charlotte Park, Section 26, of record in Book 3700, page91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the subject property.

Said Lot No. 40 fronts 70.0 feet on the Southerly side of Upton Lane and extends back 131.70 feet on the Eastern line and 146.38 feet on the Westerly line to a broken line in the rear, measuring 72.79 feet thereon.

Being the same property conveyed to James Treanor Granbery, III by warranty deed dated August 27, 2018, and recorded as Instrument No. 20180828-0085321, said Register's Office.

[The legal description and other information contained herein were obtained strictly from the prior warranty deed and not based upon a title search.]

This is improved property known as 6700 Upton Lane, Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set our hands on this the 22 day of February, 2019.

James Treanor Granbery, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Treanor Granbery, III**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22 day of February, 2019.

Commission Expires: 3/3/20

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WARNER JONES COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22 day of February, 2019.

Commission Expires: 7/9/22

Notary Public

BRETT CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY