# WARRANTY DEED

Karen Johnson Davidson County
Batch# 219963 DEEDWARR
04/22/2019 09:28:13 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20190422-0036159

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$322,500.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2019.

Notary Public

My commission expires: 7/16/20

(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 |
|---|---|---|
| **Christina M. Lupinacci** | NEW OWNER | **071-15-0-044.00** |
| **110 Lucile Street** | | |
| **Nashville, TN 37207** | | |

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,

**FTS Investments, LLC, a Tennessee limited liability company**

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

**Christina M. Lupinacci, an unmarried woman**

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 Lot No. 10 on the Map of Eastmoreland Place Shields Subdivision of Gleaves Land of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to FTS Investments, LLC, a Tennessee limited liability company by Deed dated June 30, 2017, from Preston Lohmeyer and Gordon H. Thompson, joint tenants of record in Instrument No. 20170711-0069749, 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 in Plat Book 161, Page 170, 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: 110 Lucile Street, Nashville, TN 37207**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-19-110

Witness my/our hand(s) this **16th** day of **April, 2019.**

**FTS Investments, 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 **Member** of **FTS Investments, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **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 **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **4th day** of **January, 2019.**

_____
**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY