THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721952

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Notary Public

My Commission Expires: 05/03/2021

ALEXIS MENDEZ NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 272243 DEEDWARR
08/16/2019 08:24:16 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190816-0081962

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
FBGM, LLC 4636 Lebanon Pike #158 Hermitage, TN 37076	New Owner	Tax Parcel ID No. 072-12-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny W. Burton and wife, Peggy L. Burton,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FBGM, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Map Showing Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Page (s) 136 and 137, in 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 Johnny W. Burton and wife, Peggy L. Burton by Quitclaim deed from Betty D. Mogan and Johnny W. Burton of record in Instrument No. 20041122-0139810 Register's Office for Davidson County, Tennessee, dated November 17, 2004 and recorded on November 22, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 136, Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 7556, Page 243, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10385, Page 403, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 134 Piedmont Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2019.

Johnny W. Burton

Peggy L. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny W. Burton and Peggy L. Burton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY