WARRANTY DEED

Karen Johnson Davidson County
Batch# 315306 DEEDWARR
11/14/2019 09:40:31 AM 2 pgs
Fees: $13.00 Taxes: $699.14

20191114-0117404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

P. BOSHE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
FBGM, LLC	New Owner	103 01 0G 001.00
(NAME)	(NAME)	
6124 Hill Circle Drive	4813 SHASTA DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	OLD Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicholas K. Napier, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **FBGM, LLC**, hereinafter called the Grantee, its successors 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 Unit "A" as shown on Exhibit "B" to the Supplement and Amendment No. 2, Declaration of Covenants, Conditions and Restrictions for Homes on the Hill Phase III, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161003-0104087, Register's Office for Davidson County, Tennessee, established by the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, Homes on the Hill Phase I of record in Instrument No. 20150420-0035069, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas K. Napier, unmarried by Warranty Deed from Toni J. Rothfuss, dated February 1, 2017 and recorded February 2, 2017, as Instrument No. 20170202-0011351, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6124 Hill Circle Drive, Nashville, TN 37209

File Number: FRN-1911366SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 our hands this 12th day of November, 2019.

Nicholas K. Napier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicholas K. Napier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1911366SSO