WARRANTY DEED

Karen Johnson Davidson County
Batch# 334171 DEEDWARR
12/26/2019 08:27:46 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20191226-0132735

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 6, 2020
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FTS Investments, LLC	FTS Investments LLC	071 16 0 370.00
(NAME)	(NAME)	
1317 North 6th Street	829 Gale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37204	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brenda Joyce Ordway, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FTS Investments, LLC, A Tennessee Limited Liability Company,** 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:

Being Lot No. 23 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 55.15 feet on the easterly margin of North 6th Street, and extends back between lines 157.5 feet on the northerly line and 134.0 feet in the southerly line to a dead line in the rear on which it measures 83.0 feet.

Being the same property conveyed to Richard Nathaniel Ordway and wife, Brenda Joyce Ordway by Warranty Deed from Andrew Ewing, Trustee, dated July 6, 1965 and recorded July 14, 1965, in Book 3911, Page 935, in said Register's Office for Davidson County, Tennessee. The said Richard Nathaniel Ordway having since died on June 10, 2019 thereby vesting property to Brenda Joyce Ordway as surviving spouse.

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 1317 North 6th Street, Nashville, TN 37207

File Number: MTJ-1913006SSO

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, their heirs and assigns forever; and we do covenant with 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 our hands this 19 day of December 2019

Brenda Joyce Ordway

Brenda Joyce Ordway

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brenda Joyce Ordway, 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 .

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 6, 2020
COUNTY OF DAVIDSON

File Number: MTJ-1913006SSO