RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 409606 DEEDWARR
06/03/2020 09:03:22 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200603-0056803

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $290,000.00.

Affiant

Sworn to and subscribed before me this 28th day of May, 2020.

Notary Public

My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
FTS Investments, LLC 829 Gale Lane Nashville, TN 37204	New Owner(s)	041-04-0-019-00

This Indenture is made on the 28th day of May, 2020, by and between **RALPH W. TAGG, JR. AND WIFE, ANNE R. TAGG** ("Grantor"), and **FTS Investments, LLC, a Tennessee Limited Liability Company** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dalemere Subdivision, Section One of record in Plat Book 2900, Page 35, 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 Ralph W. Tagg Jr. and wife, Anne R. Tagg by Warranty deed from Dianne Griffith Martz, unmarried of record in Book 6880, page 677, Register's Office for Davidson County, Tennessee, dated June 03, 1986 and recorded on June 09, 1986.

This is improved property known as 1194 Cherbron Drive, Nashville, TN 37207-1231.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 35, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2960, Page 222, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of May, 2020.

GRANTOR:

Ralph W. Tagg, Jr.

Anne R. Tagg

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RALPH W. TAGG, JR. and ANNE R. TAGG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2020.

Notary Public

My Commission Expires: 02/26/2024

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY