Karen Johnson Davidson County
Batch# 413452 DEEDWARR
06/11/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200611-0059764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Affiant

Subscribed and sworn to me on 06/01/20.

NOTARY PUBLIC
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph Kelly Burns 805 Luxemburg Lane Hermitage, TN 37076	First Community Mortgage 262 Robert Rose Drive, Suite 101 Murfreesboro, TN 37129	075-08-0-134.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FML Properties General Partnership, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joseph Kelly Burns, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 FML Properties General Partnership by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200213-0016577, Register's Office for Davidson County, Tennessee, dated February 11, 2020 and recorded February 13, 2020.

This is improved property known as 805 Luxemburg Lane, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 06/01/2020.

FML Properties General Partnership

By: Dax McCall
Its: Partner

By: Ernie Luecke
Its: Partner

By: Andrew Fromm
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Dax McCall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 06/01/20

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernie Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 06/01/20

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Andrew Fromm, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 06/01/20

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY