PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 943391 **DEEDWARR**
11/21/2022 02:16:28 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221121-0123357

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62902
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura Lynne Allen Matthew Douglas Martin 6700 Upton Lane Nashville, TN 37209	Highlands Residential Mortgage, LTD a Limited Partnership 950 W. Bethany Dr., Suite 800 Allen, TX 75013

TAX MAP PARCEL NUMBERS: 10207012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **FG Capital, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Lynne Allen and Matthew Douglas Martin, joint tenants with rights of suvivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:
Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Treanor Granbery, III by Warranty Deed from Dara L. Rittman and Edward Scott Rich, wife and husband, dated August 27, 2018 and recorded on August 28, 2018, of record in Inst. No. 20180828-0085321, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated February 22, 2019, recorded February 25, 2019, of record in Inst. No. 20190225-0016570, said Register's Office, subject property was conveyed to F. G. Capital, LLC, a Tennessee limited liability company.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 91, said Register's Office, which Plan shows a 30, foot minimum building setback line from Upton Lane, a 10 foot easement for public utility and drainage purposes along the rear line of said lot, a 7.5 foot easement for public utility and drainage purposed along the easterly side line, and a 2.5 x 30 foot utility anchor easement located on the westerly front corner of said lot.

This is improved property, known as 6700 Upton Lane, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2022.

FG Capital, LLC

By: _____
Treanor Granbery, Member

_____
Adam Floyd, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Treanor Granbery, and Adam Floyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members,** (or other officer authorized to execute this instrument) of **FG Capital, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this 18th day of November, 2022

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Sworn and subscribed before me this 18th day of November, 2022.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____