o: First Title and Escrow Company, Inc.
Box 9B File Number 24393

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Claudio A. Mosse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/29/05 15:54 2 pgs
Fees:13.00 Taxes:1572.50
20050629-0075067

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Claudio A. Mosse	SunTrust Mortgage, Inc	104-12-0
2005 20th Avenue, South	201 4th Avenue N. 7th Floor	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37219	PARCEL 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Four Hundred Twenty Five Thousand Dollars and Zero Cents ($425,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Pyne Properties, LLC, Colorado limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Claudio A. Mosse and Kristine L. LaLonde, husband and wife, 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. 10 on the Plan of Calhoun's Subdivision of record in Book 161, page 156, 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 Pyne Properties, LLC, by deed dated February 19, 2004, from Percy R. Pyne, IV, and wife, Alison Warner Pyne, and Rawleigh Pyne, unmarried, of record as Instrument No. 20040220-0019669 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2005 20th Avenue, South, Nashville, TN 37212

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 Grantor does covenant with the said Grantees that it 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 itself, its successors 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 my hand this 27th day of June, 2005.

Pyne Properties, LLC

By: Rawleigh W. Pyne
Rawleigh W. Pyne, Manager

By: Mitchell A. Watts
Mitchell A. Watts, Attorney in Fact

By: Amalia S. Pyne
Amalia S. Pyne, Manager

By: Mitchell A. Watts
Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rawleigh W. Pyne and Amalia S. Pyne, and acknowledged that he as Attorney in Fact executed the same as the free act and deed of the said Rawleigh W. Pyne and Amalia S. Pyne as the Managers of Pyne Properties, LLC.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2005.

Commission expires: _____

Donald E. Kniffen
Notary Public

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006