WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. ~~$175,000.00~~ $182,900.00

Affiant

Subscribed and sworn to before me this 14th day of November, 2012

Notary Public

My Commission expires: _____ (Affix Seal)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30894
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jessica A. Roncker	Farmington Financial Group	082-04-0-051.00
1105 North 7th Street	2002 Richard Jones Rd., #300A	
Nashville, TN 37207	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Aloventure Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica A. Roncker and Matthew G. Cooper, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Nos. 224 and 225 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots adjoin and front together 62 feet on the Easterly side of North 7th Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Aloventure Properties, LLC, from Robert Braswell, by deed on February 21, 2012, of record in Instrument Number 20120224-0016235, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1105 North 7th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 14, 2012.

Aloventure Properties, LLC

By Shadley Meier, Managing Member

By Ashley Meier, Member

BILL GARRETT, Davidson County
Trans:T20120087828 DEEDWARR
Recvd: 11/16/12 13:00 2 pgs
Fees:13.00 Taxes:676.73

20121116-0105999

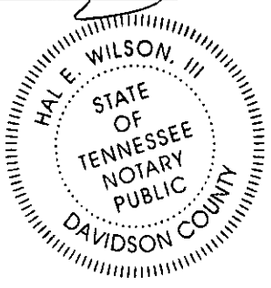
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Shadley Meier, 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 therein contained, and who further acknowledged that he is the Managing Member of Aloventure Properties, LLC, and he is authorized by Aloventure Properties, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at office this 14th day of November, 2012.

Notary Public

My Commission Expires: 7/6/15



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ashley Meier, 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 therein contained, and who further acknowledged that __he is a Member of Aloventure Properties, LLC, and __he is authorized by Aloventure Properties, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at office this 14th day of November, 2012.

Notary Public

My Commission Expires: 7/6/15

