Book 29

18620
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20130023797 DEEDWARR
Recvd: 03/22/13 15:17 3 pgs
Fees:18.00 Taxes:85.10
20130322-0028799

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to: and**	**Map-Parcel:**
Family Venture Management, LLC 9623 Beechwood Court Brentwood, TN 37027	Family Venture Management P. O. Box 2051 Brentwood, TN 37024	08115005500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Aisha Abernathy-Adair and Anisa Abernathy** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Family Venture Management, LLC**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 105 on the Map of S. A. Champion's Subdivision, as of record in Book 161, page 132, Regsiter's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 50 feet on the westerly side of 22nd Avenue, North, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Aisha Abernathy-Adair and Anisa Abernathy by deed from J. Blake Freeman, Trustee, filed in Instrument No. 20120425-0035541, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and zoning regulations of record.

The above described property has been been used as a residence by the Grantors.

This is improved property known as: 1523 22nd Avenue, North, Nashville, TN 37208

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 whosoever.

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 on this the 20th day of March, 2013.

Hao Tang

Aisha Abernathy-Adair

Aisha Abernathy-Adair

WITNESS my hand on this 19 day of March, 2013

Anisa Abernathy

STATE OF MICHIGAN :
COUNTY OF Oakland :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anisa Abernathy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of March, 2013.

My Commission Expires: Notary Public

MATTHEW HIX
NOTARY PUBLIC – MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES JULY 24, 2014

MATTHEW HIX NOTARY PUBLIC OAKLAND COUNTY, MI

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

Sworn to and subscribed before me
this _____ day of March, 2013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 23,000.00, Affiant
Subscribed and sworn before me this the
22 Day of March, 2013.
Brandi Weeks, Deputy Register

Notary Public
My Commission Expires:

18620

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aisha Abernathy-Adair, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 20th day of March, 2013.

Notary Public

My Commission Expires:
June 23, 2013

ANNMARIE BHOORASINGH
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires June 23, 2013