WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106470 DEEDWARR
Recvd: 12/23/13 12:09 2 pgs
Fees:13.00 Taxes:160.95

20131223-0129271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 43,500.00.

Affiant.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Venture Partners I, L.P.	New Owner	081 100 30300
(NAME)	(NAME)	
9623 Beechwood Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED THAT WE, **PAUL CART AND PHIL BURGESS, AS TENTANTS IN COMMON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAMILY VENTURE PARTNERS I, L.P.,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of the Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, Page 188, Register's Office for said County, described according to a survey made by W. W. Turner Company, Engineers, May 20, 1952, as follows:

Beginning on the Westerly margin of 25th Avenue North, if extended at a point 100 feet South of the Southerly margin of Osage Street; thence with the Westerly margin of said 25th Avenue North, South 9 degrees 25 minutes East 50 feet to an iron pin; thence South 78 degrees 57 minutes West 115 feet to an iron pin; thence North 3 degrees 30 minutes West 50 feet to an iron pin; thence North 78 degrees 57 minutes East 110 feet to the beginning.

Being the same property conveyed to Paul Cart and Phil Burgess, as tenants in common by Warranty Deed from Titan Financial Group, LLC, a Tennessee limited liability company, recorded on the 24th day of February, 2011 in Instrument No. 20110224-0015122, in the Register's Office of Davidson County, Tennessee.

This is: Improved property, known as 1633 25TH Avenue North (House Number) (Street) Nashville, TN 37208 (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 18 day of December 2013.

Paul Cart

Phil Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Paul Cart and Phil Burgess, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of December, 2013.



Notary Public

My Commission Expires: 11-6-17