WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-VRES-14-1600

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan D. Wilmarth	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
1600 17th Avenue North	2050 Parkway Office Circle	**08115021200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FAMILY VENTURE MANAGEMENT, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN D. WILMARTH, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 86 feet of Lot No. 377 on the Map of McGavock, Wetmore and Other's Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot No. 377 fronts 86 feet on the North side of Cockrill Street and runs back between parallel lines, along the East margin of 17th Ave., North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Family Venture Management, LLC by Warranty Deed from William D. Rucker and wife, Bettye J. Rucker, as tenants by the entireties, recorded on the 4th day of March, 2013 in Instrument No. 20130304-0021362, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1600 17th Avenue North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140083608 DEEDWARR
Recvd: 11/05/14 13:22 2 pgs
Fees:13.00 Taxes:669.33
20141105-0102266

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2014.

Family Venture Management, LLC

BY: _____
Donald L. Mundie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald L. Mundie, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be theChief Executive Officer of Family Venture Management, LLC, the within named bargainor, a limited liability company, and that he as such Chief Executive Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of October, 2014.

_____
Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212