WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,188,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 10-18-16

BILL GARRETT, Davidson County
Trans:T20140093456 DEEDWARR
Recvd: 12/15/14 10:21 2 pgs
Fees:13.00 Taxes:4397.45

20141215-0114347

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Tavi and Laurie K. Tavi	New Owner	**Map 116-16**
(NAME) **4001 Wallace Lane**	(NAME)	**Parcel 134**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **4001 WALLACE, LLC, TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. TAVI AKA ANDREW TAVI AND LAURIE K. TAVI AKA LAURIE TAVI, 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Wallace Subdivision, Part 1 of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete description thereof..

Being the same property conveyed to 4001 Wallace, LLC by Warranty Deed from Darren Cioffi, filed of record on June 7, 2013 as Instrument No. 20130607-0058021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 16, said Register's Office; and (c) Restrictive covenants contained in Book 1361, page 140, said Register's Office..

unimproved ☐

This is improved ☒ property, known as **4001 Wallace Lane, Nashville, TN 37215**

(House Number) (Street) (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 12th day of December, 2014.

4001 Wallace, LLC

By: _____
Britin Boatright, Manager

By: Thunder River Construction, LLC, Manager

By: _____
Michael L. Ellsworth, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Britin Boatright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager of 4001 Wallace, LLC** named bargainor, a Tennessee limited liability company, as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Michael L. Ellsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of Thunder River Construction, LLC** named bargainor, a Tennessee limited liability company, and that as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2014.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

_____ Notary Public

RETURN TO:
REALTY TITLE
206 A Cool Springs Blvd
#106
Franklin, TN 37067