BILL GARRETT, Davidson County
Trans:T20150018775 DEEDWARR
Recvd: 03/16/15 10:58 2 pgs
Fees:13.00 Taxes:259.00
20150316-0022211

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this 13 day of March, 2015.

Notary Public
My commission expires: March 8, 2016

ABBY L. CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Don Mundie Family Venture Management, LLC P. O. Box ~~2051~~ 280654 Nashville, TN ~~37027-2051~~ 37228	New Owner	091 04 0 039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike Peden, unmarried,** hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Family Venture Management, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, his successors 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 Lots No. 62 and 63 on the Plan of L. H. Davis Subdivision of Lot No. 41 of Clifton Plan, of record in Plat Book 57, Page 100, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mike Peden, unmarried, by warranty deed from Tim Drive and wife Mary Lynn Drive, dated April 29, 2010, of record in Instrument No. 20100503-0033582, Davidson County Tennessee Register of Deeds.

This is improved property known as 1041 40th Avenue North, Nashville, TN 37209.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of March, 2015.

Mike Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 13th day of March, 2015.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY