WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075035 DEEDWARR
Recvd: 09/02/15 14:56 2 pgs
Fees:13.00 Taxes:629.00
20150902-0089570

G-VRES-15-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

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)
William G Paine	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1706 Underwood St	**9311 San Pedro Ave., Ste. 100**	**081-15-02-320-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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 VENTURES PARTNERS I, L.P,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM G PAINE, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being part of Lot Nos. 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the northerly margin of Underwood Street in the Southwest corner of the property conveyed to Christopher Kittle and wife, by deed from W.J. Lemmer, et al, of record in Book 141, Page 69, Register's Office for said County; thence with Kittle's Easterly line Northwardly 120 feet, more or less, to the Southerly margin of a ten foot alley; thence with the Southerly margin of said alley; Eastwardly 40 feet to the Northwest corner of the property conveyed to Harry J. Grimes by deed from William J. Lemmer, of record in Book 159, Page 262, said Register's Office; thence with said Grimes' westerly line Southwardly 130 feet, more or less, to the Northerly margin of said Underwood Street; thence with same, Westwardly 41 feet 10 inches to the beginning.

Being the same property conveyed to Family Ventures Partners I.L.P by Warranty deed from Leland D. Watts, married of record in Instrument No. 20131017-0108617 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 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: **1706 Underwood St , 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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2015.

Family Ventures Partners I, L.P

BY: Delta Capital Management, LLC

BY: _____
Don Mundie, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don 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 the Chief Manager of Delta Capital Management, General Partner of Family Venture Partners I, L.P. the within named bargainor, a Limited Partnership, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31 day of August, 2015.

_____
Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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