BILL GARRETT, Davidson County
Trans:T20150104359 DEEDWARR
Recvd: 12/10/15 10:33 3 pgs
Fees:18.00 Taxes:273.80
20151210-0124284

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is 74,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2015.

Notary Public

My commission expires: 6/12/2017

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Faulkner Holdings Group, LLC	Faulkner Holdings Group, LLC	**15003010400**
203 36th Ave. N.	203 36th Ave. N.	
Nashville, TN 37209	Nashville, TN 37029	

FOR AND IN 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 ACKNOWLEDGE, WE,

Nashville RE Ventures I, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Faulkner Holdings Group, LLC

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:

BEING THE SOUTHERLY ONE HALF OF LOT NUMBER 2, ON THE PLAN OF JUSTIN TOWNE, SECTION 1, as of record in Book 5200, Page 473, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Beginning at a point in the Westerly right of way of Anderson Road, said point being the Southeast corner of Lot Number 2, thence North 555 degrees 25 minutes 49 seconds West 146.83 feet to a point; thence North 44 degrees 53 minutes 20 seconds East 33.33 feet to a point; thence South 58 degrees 14 minutes 20 seconds West 139.95 feet to a point; thence with the Westerly right of way of Anderson Road in Southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.

Being the same property conveyed to Nashville RE Ventures I, LLC from John Mazzei, a married person, by Quitclaim Deed dated December 12, 2011 and of record in Instrument No. 20111227-0100837, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3258 Anderson Lane, Antioch, TN 37013.

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 in 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 my/our hand(s) this 4th day of December, 2015.

Nashville RE Ventures I, LLC
By: John Joseph Mazzei
Its Member

STATE OF CALIFORNIA
COUNTY OF See attached

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JOHN JOSEPH MAZZEI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBER of NASHVILLE RE VENTURES I, LLC and that he is authorized by NASHVILLE RE VENTURES I, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of December, 2015.

Notary Public

My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On 12-4-15 before me, Tabatha R. Morgan, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared John Joseph Mazzei
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TABATHA R. MORGAN
Commission # 2080668
Notary Public - California
Monterey County
My Comm. Expires Sep 5, 2018

Signature Tabatha R. Morgan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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