BILL GARRETT, Davidson County
Trans:T20150105754 DEEDWARR
Recvd: 12/15/15 10:59 2 pgs
Fees:13.00 Taxes:1030.45
20151215-0125951

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-151100587

WARRANTY DEED

KAYLEY ANN SPAULDING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154002368
My Commission Expires: January 16, 2019

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of December, 2015

Kayley ann Spaulding
Notary Public

MY COMMISSION EXPIRES: 1/16/2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lawver	Primary Residential Mortgage, Inc.	072-13-0-020.00
1719 Hillsdale Ave.	1480 North 2200 West	
San Jose, CA 95124	Salt Lake City, UT 84116	

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 ACKNOWLEDGED, WE,

Stout Street Fund I, LP

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

David Lawver, A Single Man

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. 81 on the plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Stout Street Fund I, LP, by Warranty Deed from James T. Gaddis, II, dated 5/20/15 and recorded 5/26/15 in Instrument No. 20150526-0048211, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:

BEING the same property previously conveyed to Jack Smith and William Grisham, by Warranty Deed from Marilyn Lavan, unmarried, dated 6/28/06 and recorded 7/6/06 in Instrument No. 20060706-0080833; and being the same property further conveyed to Jack Smith, married, by Quitclaim Deed from Jack Smith and William Grisham, married, dated 1/5/07 and recorded 1/10/07 in Instrument No. 20070110-0004109, Register's Office for Davidson County, Tennessee. The said property since being conveyed to James T. Gaddis, II, pursuant to a Final Decree Confirming Sale by the Clerk and Master of Davidson County, Tennessee, dated 2/7/11 and recorded 2/14/11 in Instrument No. 20110214-0012532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **933 McClurkin Ave., Nashville, TN 37206**
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 11th day of December, 2015.

Stout Street Fund I, LP

BY: _____

Harvey B. Allon , Organizational Limited Partner

STATE OF ~~NEVADA~~ Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Harvey B. Allon with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Organizational Limited Partner of Stout Street Fund I, LP the within named bargainor, and Partnership, and that he as such Organizational Limited Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said Harvey B. Allon as such Organizational Limited Partner

Witness my hand and official seal at office at Denver, ~~Nevada~~ Colorado on this the 11th day of December, 2015.

Commission Expires: 1/16/2019

Kayley ann Spaulding
Notary Public

KAYLEY ANN SPAULDING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154002368
My Commission Expires: January 16, 2019