WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

R-VRES-15-929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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)
Andrew Steffens and Emily Steffens	New owner	
(NAME)	(NAME)	**118-5-215.00**
929 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **2400VENTURES. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW STEFFENS AND EMILY STEFFENS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT 5 AND THE EASTERLY PART OF LOT 4, PLAN OF VAULX LAND, as shown on plat of record in Instrument No. 20140515-0041945, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Robert J. Deal, unmarried to 2400Ventures. llc as recorded on the 2nd day of January, 2014 in Instrument No. 20140102-0000543 and part of Deed from Josephine H. Dickson and Bodzin, Haynes & Golub, P.C. to Robert J. Deal as recorded on the 18th day of January, 1995 in Deed Book 9573, Page 514, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of RESUBDIVISION OF LOT 5 AND THE EASTERLY PART OF LOT 4, PLAN OF VAULX LAND, as recorded in Instrument No. 20140515-0041945, said Register's Office.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20140409-0029555, said Register's Office.
- Easements to State of Tennessee set out in Judgment recorded in Book 4501, Page 388, said Register's Office.
- Declaration of Reciprocal Stormwater Maintenance Easement Agreement with Covenants and Restrictions recorded at Instrument No. 20150416-0033975, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **929 Gale Lane, Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20150107111 DEEDWARR
Recvd: 12/18/15 14:55 2 pgs
Fees:13.00 Taxes:2664.00
20151218-0127504

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2015.

2400Ventures. llc

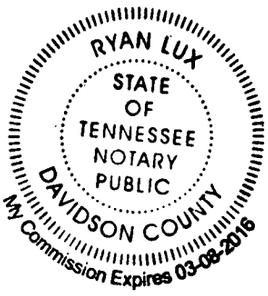
BY: _____
Mark Deutschmann
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 2400VENTURES. LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of December, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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