WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160014459 DEEDWARR
Recvd: 02/22/16 13:47 2 pgs
Fees:13.00 Taxes:573.50
20160222-0016728

G-VRES-16-1746-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Emily Parrelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Emily Parrelli and Scott Parrelli	**Access National Mortgage**	
(NAME)	(NAME)	
1746 24th Avenue North	**1800 Robert Fulton Drive Suite 350**	**81-10-213.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Reston, VA 20191**	
(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, LP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY PARRELLI AND SCOTT PARRELLI, WIFE AND HUSBAND,** 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 located in Davidson County, Tennessee, being the North 20 feet of Lot No. 160 and the South 20 feet of Lot No. 161 on the map of Cobb's Subdivision, of Lot No. 6 of the Harding's Bosley Tract, as of record in Book 161, Page 155, in the Register's Office of Davidson County, Tennessee. Part said Lots adjoin and front together 40 feet on the East side of 24th Avenue North, and extends back between parallel lines 150 to an alley.

Being the same property conveyed by Warranty Deed from Doyle R. Meyer and wife, Tammy Lynn Meyer to Family Venture Partners 1, L.P., as recorded on the 3rd day of March, 2014 in Instrument No. 20140303-0017644; part of Quitclaim Deed to Create Tenancy by the Entirety from Doyle Meyer and Tammy Meyer to Doyle R. Meyer and wife, Tammy Lynn Meyer, as tenants by the entirety, as recorded on the 6th day of January, 2014 in Instrument No. 20140106-0001014 and Warranty Deed from Harold Plemons and wife, Carolyn Plemons to Doyle Meyer, married, as recorded on the 27th day of February, 2008 in Instrument No. 20080227-0019402, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COBB'S SUBDIVISION, OF LOT NO. 6 OF THE HARDING'S BOSLEY TRACT, as recorded in Plat Book 161, Page(s) 155.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1746 24th Avenue North, 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 19th DAY OF FEBRUARY, 2016.

Family Ventures Partners I, L.P

BY: Delta Capital Management, LLC
It's General Partner

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 19th day of February, 2016.

_____
Notary Public
My Commission Expire 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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