WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Y-VRES-16-420-B17-T

BILL GARRETT, Davidson County
Trans:T20160035662 DEEDWARR
Recvd: 04/29/16 14:39 2 pgs
Fees:13.00 Taxes:421.43
20160429-0042317

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:	
Timothy H. Roberts and Lori J. Roberts	**American Financing Corp.**	
(NAME)	(NAME)	**133-14-0-A-036.00CO**
420 Elysian Fields Road #B-17	**3045 S. Parker Road #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4229	**Aurora, CO 80014**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VENITE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY H. ROBERTS AND LORI J. ROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit B-17 of The Village at Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on Plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 as amended in Book 9559, Page 939, Instrument No. 19941230-9559939, Instrument No. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended and restated in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas by Substitute Trustee's deed from Joseph J. Jensen, Substitute Trustee of record in Instrument No. 20090608-0053050 Register's Office for Davidson County, Tennessee, dated June 08, 2009 and recorded on June 08, 2009. (Value or consideration as shown in aforementioned deed $1,295,000.00.)

Being the same property conveyed to Venite, LLC, a Tennessee limited liability company by Warranty deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, of record in Instrument No. 20140402-0027123, Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 02, 2014. (Value of consideration shown in aforementioned deed $81,000.00.)

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960 as amended in Book 9559, Page 939, Instrument No. 19941230-9559939, Instrument No. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
- By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.
- Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for Davidson County, Tennessee.
- Lease Agreements of record in Book 11578, Page 203, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, and Instrument No. 20000517-0049769, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Road #B-17, Nashville, Tennessee 37211-4229**.

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 29th DAY OF APRIL, 2016.

Venite LLC, a Tennessee Limited Liability Company

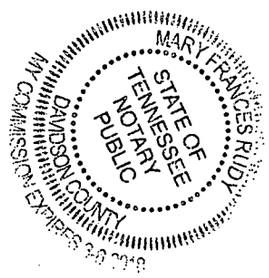
BY: _____
Firouz Shahrokhi
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FIROUZ SHAHROKHI, 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 VENITE LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 29th of April, 2016.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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