BOX #14

G#28266-2

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,500.00. Kathy Goodson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 20165. Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160036473 DEEDWARR
Recvd: 05/03/16 10:00 2 pgs
Fees:13.00 Taxes:1163.65
20160503-0043289

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy John Coussa	PrimeLending, a PlainsCapital Company	MAP 81-12
1705 Nassau Street	18111 Preston Road, Suite 900	PARCEL 058.00
Nashville, TN 37208-2103	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nashville Flipped, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy John Coussa, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 12 in Settle's Subdivision of Lots 249-277 inclusive in the North Nashville Real Estate Company's Plan of Lots, as on the Plan of record in Plat Book 57, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines, 155 feet to the easterly margin of Jenkins St.

Being the same property conveyed to Nashville Flipped, LLC by Warranty deed from Robert A. O'Malley and wife, Betty S. O'Malley of record in Instrument No. 20151019-0106002 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **1705 Nassau Street Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this the 2nd day of May, 2016.

Nashville Flipped, LLC

BY: Alicia Griffith, authorized agent
Alicia Griffith, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Alicia Griffith with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of the maker, **Nashville Flipped, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 2nd day of May, 2016.

My Commission expires 1-6-20

Notary Public

JAMES A. MAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN