WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039933 DEEDWARR
Recvd: 05/12/16 16:10 2 pgs
Fees:13.00 Taxes:932.40
20160512-0047663

R-VRES-16-2308-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Tate A. Travaglini	**People's Home Equity, Inc.**	
(NAME)	(NAME)	
2308 B Osage Street	**5205 Maryland Way, Suite 100**	**081-10-0-235.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Brentwood, TN 37027**	
(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, **FAMILY VENTURE MANAGEMENT, 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 **TATE A. TRAVAGLINI, UNMARRIED,** 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 part of Lots 139 & 140, on the Map of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly line of Osage Street, which point is 90.5 feet East of the Southeast intersection of Osage Street and 24th Avenue North; thence North 75 degrees 30' East 59.5 feet to the Westerly margin of an alley; thence along the Westerly margin of said alley North 15 degrees 30' West 100 feet; thence South 75 degrees 30' West 58.5 feet; thence South 15 degrees East 100 feet to the beginning.

Being the same property conveyed to Family Venture Management, LLC. by Warranty deed from Leland D. Watts, married of record in Instrument No. 20130812-0084215 Register's Office for Davidson County, Tennessee, dated August 08, 2013 and recorded on August 12, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2308 B Osage Street, 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 12th DAY OF MAY, 2016.

Family Venture Management, LLC

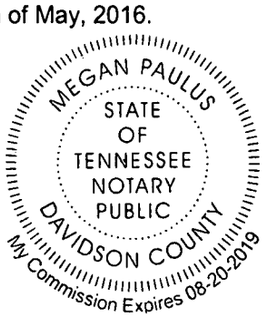
BY: _____
Donald L. Mundie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. MUNDIE, 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 CHIEF EXECUTIVE OFFICER of FAMILY VENTURE MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE OFFICER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of May, 2016.

_____
Notary Public
My Commission Expires: 8/26/19
(SEAL)



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