BILL GARRETT, Davidson County
Trans:T20160041399 DEEDWARR
Recvd: 05/17/16 15:41 2 pgs
Fees:13.00 Taxes:1105.93
20160517-0049358

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2060

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russell Ellis 1501-D 9th Ave. N. Nashville, TN 37208	MORTGAGE INVESTORS GRP. 8300 E. WALKER SPRINGS LANE, #200 KNOXVILLE, TN 37923	081-12-0S-004.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$298,900.00**

Affiant

Subscribed and sworn to before me, this the 13TH day of May, 2016.

Notary Public
My Commission Expires: 8-23-16
(Affix Seal)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **RWA/BVP Associates, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Russell Ellis, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain unit with private elements situated in Davidson County, Tennessee, and further known as **Unit No. 4** of Buena Vista Place, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Robert Pullen by Warranty Deed dated December 28, 2012, recorded January 2, 2013, of record in Instrument No. 20130102-0000045, in the Register's Office for Davidson County, Tennessee; further being the same property conveyed to RWA/BVP Associates, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert Pullen, dated March 26, 2014, recorded March 26, 2014, of record in Instrument No. 20140326-0024821, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1501-D 9th Ave. N., Nashville, TN 37208**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands on the 13th day of May, 2016

RWA/BVP Associates, LLC

By: _____
Robert W. Pullen, Jr., Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert W. Pullen, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member Manager** of **RWA/BVP Associates, LLC,** the within named bargainor, a limited liability company, and that he/she as such **Member Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by him/herself as **Member Manager**.

Witness my hand and Official Seal this the 13th day of May, 2016

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

