WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Jason M Truss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160047258 DEEDWARR
Recvd: 06/06/16 09:31 2 pgs
Fees:13.00 Taxes:1868.50
20160606-0056543

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jillian LaFave and Ryan LaFave	Mortgage Investors Group	062 13 0 068.00
(NAME)	(NAME)	
1404 Hemlock Avenue	8320 East Walker Springs Lane, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Five Thousand And No/100 Dollars ($505,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason M. Truss and Wife, Shannon H. Truss**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan W LaVave and Jillian L LaVave, Husband and Wife**, 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:

Land in Davidson County, Tennessee, Being Lot 5, George I. Waddey's Subdivision of the W.N. Morgan 18.25 Acre Tract, as shown on plat of record in Plat Book 843, Page 101, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason M. Truss and wife, Shannon H. Truss by Warranty Deed from Tennessee Regional Holding, LLC dated September 18, 2012 and recorded September 27, 2012 as Instrument No. 20120927-0087932, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1404 Hemlock Avenue, Nashville, TN 37216

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, has 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. 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 our hands this 31st day of May, 2016.

Jason M. Truss

Shannon H. Truss

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Jason M. Truss and Shannon H. Truss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9-10-19

(SEAL)

File Number: GRN-162872SSO