WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083678 DEEDWARR
Recvd: 09/23/16 10:33 2 pgs
Fees: 13.00 Taxes: 436.60
20160923-0100436

TAHIRA J. [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 118,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2016.

Notary Public

My commission expires: 7-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anna West Hammer	Knoxville TVA Employees Federal Credit Union	Map 133-14-0-A Parcel 055-00co
420 Elysian Fields #D-6	301 Wall Avenue	
Nashville, Tennessee 37211	Knoxville, TN 37902	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Venite, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna West Hammer, unmarried person

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 Unit No. D-6 on the plan of Oakcrest Condominium, now known as The Village at Grassmere, created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939; Instrument No. 20041102-0131823 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete description of said units.

Being part of the same property conveyed to Venite, LLC, a Tennessee limited liability company, by Deed dated July 19, 2013 from Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas, of record in Instrument No. 20130722-0075496, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 413, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Oakcrest Condominiums, now known as The Village at Grassmere, of record in Book 5884, Page 960, and as amended in Book 9559, Page 939, and Instrument No. 20041102-0131823, and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee. (3) Charter of Oakcrest Condominium Association, Inc., of record in Book 5860, Page 930, said Register's Office. (4) All matters as shown on the Plat of record in Book 4060, Page 103, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x___) Unimproved (____) property, known as **420 Elysian Fields #D-6, Nashville, Tennessee 37211**

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. 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 its hand by its duly authorized officer this **16** day of **September, 2016.**

Venite, LLC, a Tennessee limited liability company

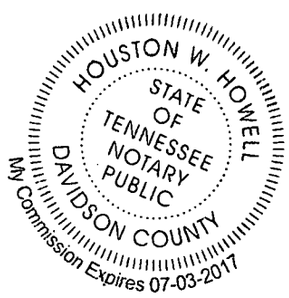
By:_____
Firouz Shahrokhi, Member

By:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Firouz Shahrokhi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of the Venite, LLC, within named bargainor, a Tennessee limited liability company (the "LLC"), and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Member.

Witness my hand and official seal at Nashville, Tennessee, this **16** day of **September, 2016.**



_____
Notary Public

My Commission Expires: 7-3-17