Davidson County DEEDWARR Recvd: 10/11/16 10:53 3 pgs Fees:18.00 Taxes:795.50 **20161011-0107278**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Affiant Subscribed and sworn to before me, this 6th DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 6/28/17 (AFFIX SEAL)

WARRANTY DEED

WILLIAM S CORLEY NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

BMR16-0733

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon McSwain	BancorpSouth Bank	
733 Joseph Avenue	(NAME) 104 Continental Place, Ste. 120	
(ADDRESS) Nashville, TN 37207-5945	(ADDRESS) Brentwood, TN 37027	08207019100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PURA VIDA, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON MCSWAIN, UNMARRIED, hereinafter called the Grantee(s), their heirs 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 Lot No. 17 on the Plan of Townwood Homes, Section I, of record in Plat Book 3106, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis Morrow by Warranty Deed from Mora Jean Armstrong, of record in Book 11607, Page 819, Register's Office for Davidson County, Tennessee, dated July 28, 1999 and recorded on August 5, 1999.

Being the same property conveyed to Pura Vida, LLC, a Tennessee limited liability company by Warranty Deed from Dennis Morrow, of record in Instrument No. 20160608-0058126, Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on June 8, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3106, Page 147, Book 3368, Page 23, as amended in Book 3611, Page 545, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 733 Joseph Avenue , Nashville, Tennessee 37207-5945
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 6th day of October, 2016.

Pura Vida, LLC

Michael Gomez, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of October, 2016, before me personally appeared Michael Gomez, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of Pura Vida, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2016.

Notary Public

My Commission Expires: 10 - 12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires