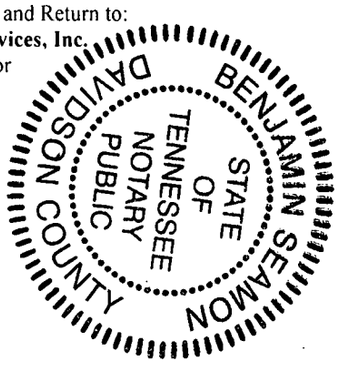
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 18th day of November, 2016.

Notary Public
My commission expires: 7-10-2018

BILL GARRETT, Davidson County
Trans:T20160103584 DEEDWARR
Recvd: 11/23/16 09:18 2 pgs
Fees:13.00 Taxes:1480.00
20161123-0123575

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Camillus Avent	NFM Lending	083-03-0-142.00
2105 Carter Avenue	3333 Aspen Grove Drive Suite 100	
Nashville, TN 37206-1415	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL L. BADINO AND HEATHER S. BADINO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAMILLUS L. AVENT, JR. AND SAMANTHA M. AVENT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Mrs. Minnie E. Martin Subdivision of Lot No. 58 and part of 59 Brownsville of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 67 feet on the Northerly side of Carter Street and runs back 150 feet on the Easterly side and153 feet on the Westerly side with an alley to a 12 foot alley in the rear upon which it measures about 30 feet.

Being the same property conveyed to Michael L. Badino and Heather S. Badino, husband and wife by Warranty deed from Ryan Kellow and Heather Kellow, husband and wife of record in Instrument No. 20131009-0106008 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 09, 2013.

Being also known as 2105 Carter Avenue Nashville, Tennessee 372061415.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2105 Carter Avenue, Nashville, TN 37206-1415.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MLB HSB

Witness my hand this the 18th day of November, 2016.

Michael L. Badino

Heather S. Badino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L. Badino and Heather S. Badino, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2016.

My commission expires: 9/10/18

Notary Public

