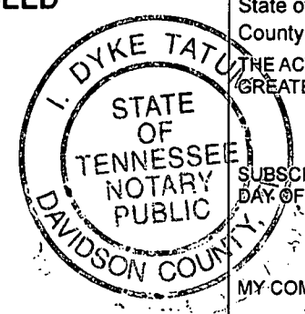
6

# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Vic LaPorte | Caliber Home Loans, Inc. | 104060Q002.00 |
| (NAME) | (NAME) | |
| 2995 McLemore Circle | 3701 Regent Blvd., #180 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | Irving, TX 75063 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Franklin C. Mason,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vic LaPorte, a married 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:

Land in Davidson County Tennessee, being Unit 85-B together with the appurtenant interest in the common elements of Marlborough Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060512-0055811, Davidson County, Tennessee. Said Unit being depicted on the Condominium Site plan attached as Exhibit "A" to the aforementioned Master Deed and being located on the plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, Page 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Franklin C. Mason by deed from Prime Motive Builders, LLC of record in Instrument No. 20070530-0063986, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3408 B Marlborough Avenue, Nashville, TN 37212
(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 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.

BILL GARRETT, Davidson County
Trans:T20160112104 DEEDWARR
Recvd: 12/20/16 15:33 2 pgs
Fees:13.00 Taxes:2349.50
20161220-0133823

Witness my/our hands this 13 day of December, 2016.

X _____
Franklin C. Mason

State of Georgia
County of Gwinnett

Personally appeared before me Franklin C. Mason, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of December, 2016.

_____
Notary Public
My Commission Expires: 10/4/19

File No.: 16-LaPorte

