WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075291 DEEDWARR
Recvd: 08/29/17 12:19 2 pgs
Fees:13.00 Taxes:994.19

20170829-0088679

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

G-VRES-17-2309

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2309 Heiman St, LLC	*NEW OWNER*	
(NAME) **1037 Jefferson St**	(NAME)	**081-14-0-175.00**
(ADDRESS) **Nashville, TN 37208-2554**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAMILY VENTURE PARTNERS I, L.P.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2309 HEIMAN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 40 on the Plan of The Boyd McNairy's Addition, recorded on the Fly Leaf of Book 16, Register's Office for Davidson County, Tennessee, and being shown as part of the unnumbered tract on the Plat of Mrs. Clarks Subdivision of record in Plat Book 332, Page 27, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Bosley Pike at the Northeast corner of said Lot No. 40 and the Southwest corner of said pike, and a 10 foot alley as shown on the plan of Henry Harding's Addition, of record in Book 332, Page: 8, Register's Office for said county, thence Southerly along the Westerly margin of said alley, 149 feet more or less to an alley; thence Westerly along the North margin of said alley, 58 feet 4 inches to the Southeast corner of the property conveyed to M.P. Clark and wife, to Robert Clark, of record in Book 182, page 487; Thence along Clark's Easterly Line, 149 feet more or less to the Southerly margin of Bosley Pike; thence Easterly along said pike, 58 feet 4 inches to the Beginning.

Being the same property conveyed to Family Venture Partners I, L.P. by Warranty deed from Maddox Development Group, LLC of record in Instrument No. 20131025-0111313, Scrivener's Affidavit of record in Instrument No. 20140108-0002177 and Instrument No. 20140310-0020088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 27, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 Heiman St., Nashville, Tennessee 37208**.

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 the 25th DAY OF AUGUST, 2017.

Family Venture Partners I, L.P.

BY: _____
Donald L. Mundie
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald L. Mundie, General Partner for Family Venture Partners I, L.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of Family Venture Partners I, L.P., the within named bargainor, a partnership, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2017.

_____
Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212