BILL GARRETT, Davidson County
Trans:T20170077075 DEEDWARR
Recvd: 09/01/17 15:32 2 pgs
Fees:13.00 Taxes:1739.00
20170901-0090460

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0136S-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2017

Notary Public
My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Address of New Owner	Send Tax Bills To:	
Timothy Quillin 1114 11th Ave North Nashville, TN 37208	Mortgage Investors Group 8320 E. Walker Springs Ln. #200 Knoxville, TN 37923	Map/parcel: 081-16-0K-004.00 CO (new for 2017)

WARRANTY DEED

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

TTF Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Quillin, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), its 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. 4 of Buena Vista Towns, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING a portion of the same property conveyed to TTF Investments, LLC, a Tennessee limited liability company, by Warranty Deed from TriTrust Investments General Partnership, dated 5/6/16 and recorded 5/16/16 in Instrument No. 20160516-0048436, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1114 11th Ave North Nashville, TN, 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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of August, 2017

TTF Investments, LLC, a Tennessee Limited Liability Company

BY:_____
Bert McCarter
its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bert McCarter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Managing Member,** the within named bargainor, TTF Investments, LLC, a Tennessee Limited Liability Company , and that he as such **Managing Member,** being authorized so to do , executed the foregoing instrument for the purposed therein contained by signing the name of the limited liability company, by the said **Bert McCarter**, as such **Managing Member.**

Witness my hand and official seal this 30th day of August, 2017

_____
Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN