WARRANTY DEED

2017-922

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of September, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

GABRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tommy Kelley 1633 25th Ave N Nashville TN 37208	SAME AS NEW OWNER	081-100-30300

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, I/we, **Family Venture Partners, L.P.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tommy Kelley**, 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:

The land with all the buildings and improvements thereon, situated at 1633 25th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 21 on the Plan of the Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, Page 188, Register's Office for said County; described according to a survey made by W. W. Turner Company, Engineers, May 20, 1952, as follows:

Beginning on the Westerly margin of the 25th Avenue North, if extended at a point 100 feet South of the Southerly margin of Osage Street; thence with the Westerly margin of said 25th Avenue North, South 9 degrees 25 minutes East 50 feet to an iron pin; thence North 78 degrees 57 minutes West 115 feet to an iron pin; thence North 3 degrees 30 minutes West 50 feet to an iron pin; thence North 78 degrees 57 minutes East 110 feet to the beginning.

Being the same property conveyed to Family Venture Partners, L.P., from Paul Cart and Phil Burgess, as tenants in common by Warranty Deed dated December 18, 2013 and recorded December 23, 2013 in Instrument Number 201312230129271, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1633 25th Avenue N, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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
Batch# 389 **DEEDWARR**
09/12/2017 12:58:19 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20170912-0093312

Witness my/our hand(s) this 8th day of September, 2017

Family Venture Partners, L.P., Donald Mundie, Partner

State of Tennessee
County of Williamson

Before me, the undersigned authority of the state and county mentioned, personally appeared Donald Mundie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of Family Venture Partners, L.P., the within named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Family Venture Partners, L.P., as Partner.

Witness my hand and seal this 8th day of September, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

