Bill Garrett Davidson County
Batch# 859 DEEDWARR
09/14/2017 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $388.13
20170914-0094029

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2017.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Snodgrass **Patti Snodgrass**	**New Owner**	**08114011000**
5407 Woodbury Cove		
Paragould, AR 72450		

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 ACKNOWLEDGE, WE,

Family Venture Partners I, L. P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Snodgrass and wife, Patti Snodgrass

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 the North 60 feet of the South 110 feet of Lot No. 9, on the Plan of Georgia Industrial Realty Co's North Nashville Property of record in Plat Book 421, page 188, Register's Office for said County and being more particularly described as follows:

Said part of said lot fronts 60 feet on the West side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

Included but specifically excluded from this conveyance is the following described property found in Book 5828, page 691, said Register's Office.

Right-of-Way: Part of a tract of land that fronts 60 feet on the West side of 23rd Avenue North that was conveyed by deed recorded in Book 1732, page 132, R.O.D.C., Tennessee, being described as the East 8.6 feet of that tract and containing 516 square feet.

Being the same property conveyed to Family Venture Partners I, L. P., by Warranty Deed from Leland D. Watts, married, dated October 15, 2013, of record in Instrument No. 20131017-0108618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 421, page 188, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 5828, page 691, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1531 23rd Avenue 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 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 in 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.

Witness my/our hand(s) this 11th day of September, 2017.

Family Venture Partners I, L.P by Donald L. Mundie, Chief Manager,
Delta Capital Management, LLC, General Partner

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Donald L. Mundie,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the **Chief Manager of Delta Capital Management, LLC, general partner of Family Venture Partners I, L.P.**, the within named bargainor, and as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Limited Liability Company, by the said **Donald L. Mundie** as such **Chief Manager** and attesting the same.

Witness my hand, at office, this 11th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-30-21
Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY