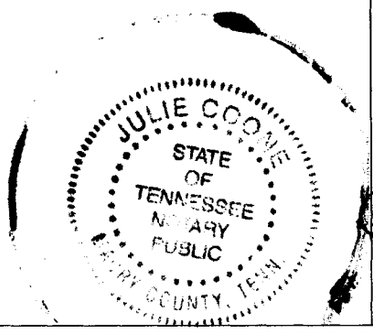
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

LeeAnn Maloney
Affiant

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

Julie Cooney
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Torque Development Group, LLC	SAME	09207031800
718 Thompson Lane, Suite 108-236		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John R. Munn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Torque Development Group, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of E.C. Scruggs Subdivision of Lot Nos. 17 to 22 Inclusive to Bosticks Third Addition as shown on plat of record in Plat Book 161, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John R. Munn from U.S. Bank National Association, as Trustee for CSMC 2006-6, by its duly authorized attorney in fact, Wells Fargo Bank, N.A. by Special Warranty Deed on August 24, 2009, of record in Instrument Number 20090910-0084731, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,455.96 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09207031800, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1739 Herman Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 6414 DEEDWARR
10/02/2017 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20171002-0100581

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 our hands this September 20, 2017.

John R. Munn

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John R. Munn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2017

My commission expires 12/16/19

Notary Public

Joel Peterson
Notary Public
State of Florida
My Commission Expires 12/16/2019
Commission No. FF 944251

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021