WARRANTY DEED

Bill Garrett Davidson County
Batch# 9300 DEEDWARR
10/06/2017 12:00:24 PM 2 pgs
Fees: $13.00 Taxes: $473.60

20171006-0102896

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

G-VRES-17-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

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)
Ryan Lafferty and Kaeli Lafferty	Ryan Lafferty and Kaeli Lafferty	
(NAME)	(NAME)	**081-10-0-011.00**
1714 Buchanan Court	1501 Rosa L. Parks Blvd Apt 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, LP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN LAFFERTY AND KAELI LAFFERTY, HUSBAND AND WIFE,** 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. 22 on the Plan of Cumberland Gardens, Section Six of record in Plat Book 3106, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Family Venture Partners I, LP by Cash Deed for Tennessee from Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20140429-0035701, Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 29, 2014.

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 3106, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3401, Page 75, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1714 Buchanan Court, 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 2nd DAY OF OCTOBER, 2017.

Family Ventures Partners I, L.P

BY: Delta Capital Management, LLC
Its General Partner

BY: _____
Don Mundie, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Mundie, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Manager of Delta Capital Management, General Partner of Family Venture Partners I, L.P. the within named bargainor, a Limited Partnership, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 day of October, 2017.

_____
Notary Public
My Commission Expires

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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