Bill Garrett Davidson County
Batch# 9916 **DEEDWARR**
10/10/2017 10:25:37 AM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20171010-0103643

WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

G-VRES-17-1720A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

MICHAELA SHANNEL KIRK
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
Michaela Shannel Kirk	**SecurityNational Mortgage Company**	
(NAME)	(NAME)	**P/O 08102013900**
1720 A Pecan St.	**5300 South 360 West #150**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Murray, UT 84123**	
(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, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAELA SHANNEL KIRK, A SINGLE PERSON,** 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 Unit "A", on the Horizontal Property Regime for 1720 Pecan Street Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions, of Record in Instruments No. 20160823-0087886, Register' s Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete and accurate descriptions.

Being a portion of the same property conveyed to Family Venture Partners I, LP, a Tennessee limited partnership by Warranty deed from Citifinancial, Inc., by Jessica Ham, in her capacity as Closing Analyst for Olympus Asset management, Inc., a Maine Corporation, its Attorney in Fact of record in Instrument No. 20140103-0000673 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 03, 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 161, Page 19, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160823-0087886, Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument Number 20160829-0090071, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1720 A Pecan St., 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 6th 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 6th day of October, 2017.

_____
Notary Public
My Commission Expires 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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