WARRANTY DEED

Bill Garrett Davidson County
Batch# 30497 DEEDWARR
11/28/2017 10:01:50 AM 2 pgs
Fees: $13.00 Taxes: $737.78

20171128-0121105

B-RM-17-1414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust dated July 17, 1997 and amended April 8, 2013	NEW OWNER	
(NAME)	(NAME)	**081-15-0-624.00**
PO Box 370		
(ADDRESS)	(ADDRESS)	
Manteca, CA 95336		
(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 MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD S. MAR AND DEBBIE A. MAR, TRUSTEES OF THE MAR FAMILY TRUST DATED JULY 17, 1997 AND AMENDED APRIL 8, 2013,** 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. 150 on the Plan of S.A. Champions Subdivision of certain lots in Harding Addition of record in Plat Book 161, Page 132, 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 Management, LLC, a Tennessee limited liability company by Warranty deed from Romem Gilady and Kristine Gilady, husband and wife of record in Instrument No. 20150901-0088785 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1414 23rd Ave N, 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 22nd DAY OF NOVEMBER, 2017.

Family Venture Management, LLC, a Tennessee Limited Liability Company

BY: _____
Donald L. Mundie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. MUNDIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF EXECUTIVE OFFICER of FAMILY VENTURE MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE OFFICER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of November, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GROAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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