G# 30282-5
Box 14.

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Bill Garrett Davidson County
Batch# 32209 DEEDWARR
12/01/2017 09:41:04 AM 4 pgs
Fees: $23.00 Taxes: $1,640.95
20171201-0122620

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Matthew Ian Laurence and Anna Ruvinskaya Laurence, husband and wife 1241 McAlpine Avenue Nashville, TN 37206	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300-A Nashville, Tennessee 37215	061-16-0-018.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE 404 COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto MATTHEW IAN LAURENCE and ANNA RUVINSKAYA LAURENCE, husband and wife (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1241 McAlpine Avenue, Nashville, Tennessee 37206. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 27 day of November, 2017.

GRANTOR:

THE 404 COMPANY, LLC

By: _____
David McKinney, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HAWKINS, a Notary Public of said County and State, personally appeared David McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of THE 404 COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 27 day of November, 2017.

JOSH HAWKINS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars ($443,500.00).

_____
AFFIANT

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me, this 30 day of November, 2017.

_____
Notary Public

My Commission Expires: 1/17/21

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of Chappell's Subdivision of Lot Nos. 21, 23, 25, 27, 29, 31, 33, 35 & 37 in Monte Vista of record in Plat Book 1130, page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to The 404 Company, LLC, by deed from Barry Thomas Vance, unmarried, dated August 10, 2016, of record as Instrument No. 20160812-0084282, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record Plat Book 1130, page 11, said Register's Office.

5. Matters contained in instrument of record in Book 1113, page 698, said Register's Office.