WARRANTY DEED

Bill Garrett Davidson County
Batch# 56142 **DEEDWARR**
02/07/2018 11:22:15 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180207-0012338

G-VRES-18-1721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JO. GAYE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 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)
Flip Out 615 LLC	New Owner	
(NAME) **1501 Rosa L. Parks Blvd. Apt 101**	(NAME)	**081-10-0-024.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLIP OUT 615 LLC,** 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. 5 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 Ventures Management, LLC by Warranty deed from Pearlie M. Davis, unmarried of record in Instrument No. 20130913-0096604 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 13, 2013. (Said Deed of record erroneously listed the Grantee as Family Ventures Management, LLC. The correct name of the Grantee is Family Venture Management, LLC)

This conveyance is subject to:
- Taxes for the year 2018 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 and Book 3403, Page 75, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130913-0096604 in the 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: **1721 26th 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 1st DAY OF FEBRUARY, 2018.

Family Venture Management, LLC

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 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 1st of February, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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