WARRANTY DEED

Bill Garrett Davidson County
Batch# 98318 DEEDWARR
05/30/2018 02:53:43 PM 2 pgs
Fees: $13.00 Taxes: $521.70

20180530-0051636

G-VRES-18-003820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Christopher Ing	**CapStar Bank**	
(NAME) **P.O. Box 158706**	(NAME) **2002 Richard Jones Road, Suite A300**	**069-11-0-071.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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 **CHRISTOPHER ING, A MARRIED 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 the 13th, formally 23rd Civil District of Davidson County, TN, as described as being Lot No. 2 and described as follows:

BEGINNING at a point in the center of the Old Hydes Ferry Pike at the Southeast corner of the property conveyed to Willie McCall and wife by Deed from Noah H. Cooper of record in Book 634, Page 284, RODC, TN; Thence with the Eastern boundary line of said McCall property North 34 deg. 40 min. East 574.2 feet to a stake in the Southern boundary line of the property conveyed to Walkup; thence with the Southern boundary line of said Walkup property South 71 deg. 10 min. East 88 1/2 feet; thence Southwardly 605.00 feet, more or less, to a point in the center of said Old Hydes Ferry Pike said point being in the center of the Southern boundary line of the property conveyed to J.B Kennedy by Deed from J.H. Enloe and wife, of record in Book 330, Page 630, RODC, TN; thence with the center of said pike Northwestwardly 50 feet, more or less, to the point of beginning.

Included in the above description, but expressly excluded is that property taken for the Ashland City Pike.

Being the same property conveyed to Family Venture Management, LLC by warranty deed from William A. Jennings, Jr. and wife, Sandra Jennings of record in Instrument No. 20170118-0005395 Register's Office for Davidson County, Tennessee, dated 01/13/2017 and recorded on 01/18/2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Grant of Perpetual Easement for Gas and Sewer Lines of record in Instrument Number 20160926-0101178, 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: **3820 Hydes Ferry Road, Nashville, Tennessee 37218**.

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 25th DAY OF MAY, 2018.

Family Venture Management LLC

BY: _____
Justin Mundie
Authoized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN 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 AUTHOIZED AGENT of FAMILY VENTURE MANAGEMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHOIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

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