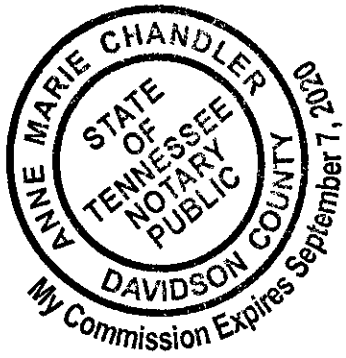
WARRANTY DEED



MST 2016-0830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler A. Timmons	Mortgage Investors Group	
(NAME)	(NAME)	
1818 B 6th Avenue North	8320 E. Walker Springs Lane, Suite 200	081-08-2W-005.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rue 6, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler A. Timmons and Whitney Timmons, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1818 B, as shown on the Plan of Rue 6 Townhomes, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831 and amended in Instrument No. 20161213-0130750 and as shown on the Plan of The Rue Six Cottages Condominium, attached as Exhibit "B" to the Amended and Restated for The Rue Six Cottages Condominium in Instrument No. 20180412-0034666, and amended in Instrument No. 20180420-0037556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rue 6, LLC by Warranty deed from Bravo Two, LLC of record in Instrument No. 20161214-0131292 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016.

Being a portion of the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by Quitclaim Deed of Consolidation from Bravo Two, LLC, a Tennessee limited liability company, of record in Instrument No. 20160823-0088302, Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 23, 2016.

Bill Garrett Davidson County
Batch# 103170 DEEDWARR
06/11/2018 03:30:16 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180611-0056021

Being a portion of the same property conveyed to Bravo Two, LLC by Warranty Deed from Richard W. Shaffer, Jr. & Marcia D. Shaffer, Co-Trustees of the Richard W. Shaffer & Marcia D. Shaffer Family Trust U/A/D/May 5, 1994 and as restated December 22, 2009, of record in Instrument No. 20150513-0043904, Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015, as corrected by Scriveners Affidavit of record in Instrument No. 20180410-0033673.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ~~ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien due and payable, and now delinquent.~~ Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), with By-Laws of Rue 6 Townhomes Owners Association, Inc. appended thereto, of record in Instrument Number 20161202-0126831 and amended in Instrument No. 20161213-0130750, Amended and Restated for The Rue Six Cottages Condominium in Instrument No. 20180412-0034666, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831, 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.

This property, known as 1818 B 6th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8 DAY OF June, 2018.

Rue 6, LLC
BY: Authorized Agent
Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of June, 2018.

Notary Public

My commission expires: 5/27/2019

Amber Swanson
State of Tennessee
Notary Public
Williamson County