WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File#13299

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Bianco	Mortgage Investors Group	13311012200
(NAME)	(NAME)	
310 Cathy Jo Drive	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 124498 **DEEDWARR**
08/03/2018 12:47:55 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180803-0076438

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Triple 4 Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Bianco and wife Heather Bianco, and Austin Bianco, unmarried** 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 Lot No. 141 on the Plan of Valley View Meadows, Section 2, as of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Triple 4 Homes, LLC from Juan Azucena by Warranty Deed of record in Instrument No. 20170710-0068914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 310 Cathy Jo Drive, Nashville, TN 37211
(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 hands this 30th day of July, 2018.

Triple 4 Homes, LLC

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Julie Stinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the MEMBER of Triple 4 Homes, LLC and that she as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of Triple 4 Homes, LLC by herself as MEMBER.

Witness my hand and official seal at Franklin TN , this the 30th days of July, 2018

WITNESS my hand and seal this 30th day of July, 2018.

Notary Public
My Commission Expires: 12-20-2020

Kasey Ketchner
State of Tennessee
Notary Public
Rutherford County

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