This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 30th day of December, 2019.

Notary Public

My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 336699 DEEDWARR
12/31/2019 09:28:48 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20191231-0134838

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Thomas Towne	Mortgage Solutions of Colorado, LLC	150-03-0 438.00
1000 Shakertown Cove	5455 N Union Blvd	
Nashville, TN 37211	Colorado Springs, CO 80918	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY VENABLE AND MELISSA VENABLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID THOMAS TOWNE AND RACHEL MOTTA TOWNE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 484, on the plan of Section Ten, "The Country", of record in Book 6900, page 394, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Venable and Melissa Venable, husband and wife, by deed from Robert Shane Friedman and wife, Christine Friedman, dated 09/14/2015, of record in Instrument No. 20150916-0093842, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1000 Shakertown Cove, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of December, 2019.

Anthony Venable

Melissa Venable

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me. the undersigned, a Notary Public in and for said county and state, Anthony Venable and Melissa Venable, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022