Davidson County DEEDWARR
Recvd: 01/25/07 10:38 3 pgs
Fees:18.00 Taxes:1702.00

20070125-0010180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-30-09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Housing Solutions , Inc.	SAME	093-11-227
(NAME)	(NAME)	093-11-228
411 Murfreesboro Rd.		
(ADDRESS)	(ADDRESS)	093-11-229
Nashville, TN 37210		
(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,

JOHN E. STEVENSON, TRUSTEE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

URBAN HOUSING SOLUTIONS,

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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 31,33,35 Lindsley, Nashville, TN

(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 our hands this 5th day of January, 2007.

x _____ Trustee

John E. Stevenson, Trustee

x _____

John E. Stevenson, Individually

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Stevenson and M.K. Stevenson Trustees with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Trustees of The **STEVENSON TRUST**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **STEVENSON TRUST** by themselves as Trustees.

Witness my hand and official seal at Brentwood , Tennessee this 5th day of January, 2007

Commission expires:

11/30/09

J. TRENT LEHMAN ★ TENNESSEE NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Stevenson and M. K. Stevenson with whom I am personally acquainted, executed the foregoing instrument for the purposes therein contained,.

Witness my hand and official seal at Brentwood , Tennessee this 5th day of January, 2007

Commission expires:

11/30/09

J. TRENT LEHMAN ★ TENNESSEE NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY

Notary Public

EXHIBIT A

TRACT NO. 1:

LAND in Davidson County, Tennessee, being the West part of Lot Nos. 49, 50, and 51 on the Map of Lindsley Subdivision, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.
SAID parts of said Lots front 55 feet on the South side of Lindsley Avenue and runs back between parallel lines 160 feet to a point.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 49, 50, and 51 on the Map of Lindsley Plan of Lots, as of record in Book 21, Page 25, and also on Page 208 of Book 42, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the South margin of Lindsley Avenue, 55 feet East of the Southeast corner of said Avenue and University Street; thence, with the margin of the said Lindsley Avenue easterly 26 feet; thence, southerly at right angles to Lindsley Avenue, 160 feet to the margin of an alley; thence, with the margin of the same, westerly 26 feet to a point; thence, northerly 160 feet to the BEGINNING.

TRACT NO. 3:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 49, 50, and 51 on the Map of Lindsley's Plan of Lots, as of record in Book 21, Page 25, Register's Office for Davidson County, Tennessee.
SAID parts of said Lots front 26 feet on the southerly side of Lindsley Avenue and runs back between parallel lines to and 81 feet East of University Street, 160 feet to an alley.

Being the same property conveyed to John E. Stevenson, Trustee by deed from Rufus Jack Freeman, unmarried of record in Deed Instrument 200307090094791 on 07/08/2003 and filed for record on 07/09/2003, Register's Office for said County.