WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/07 12:24 2 pgs
Fees:13.00 Taxes:203.50
20070214-0018809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Exp. March 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Property Concepts, LLC	Urban Property Concepts, LLC	92-6-153
(NAME)	(NAME)	
2280 Metrocenter Blvd. Ste. 300	2280 Metrocenter Blvd. Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228	Nashville, TN 37228	
(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, Chris Flowers, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Urban Property Concepts, LLC, A Tennessee Limited Liability Company, 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, described as follows:

Tract "A" being all lots of 7 and 8, Block 15, on the plat of Fisk University place, of record in Plat Book 421, page 4 & 5 in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lots 7 & 8 front together 50 feet on the east margin of 31st Avenue North, formerly Home Street and extend back eastwardly between parallel lines 150 feet to an alley in the rear on which it measures 50 feet, the south margin of this parcel extends along the north margin of Clare Street. Tract "B" being all of lots 9 and 10, block 15, on the plat of Fisk University place, of record in plat book 421, page 4 & 5, in the Register's Office of Davidson County, Tennessee, more particularly described as follows: said Lots 9 & 10 front together 50 feet on the east margin of 31st Avenue North, formerly Home Street and extend back between parallel lines 150 feet to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to CHRIS FLOWERS, A MARRIED PERSON, by deed of record in Instrument Number 20061207-0151410, said Register's Office for Davidson County, Tennessee.

This is not the principle residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 42`, Page (s) 4 & 5 and Metro Codes Letters recorded at Instrument Nos. 20051219-0152049 and 20060609-0068797, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 930 31st Ave. N, Nashville, TN 37209
(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 hand this 14th day of February 2007.

Chris Flowers

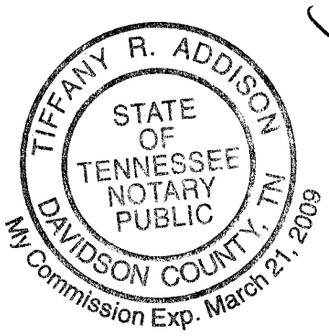
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chris Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February 2007.

Commission expires:



Tiffany R. Addison

Notary Public