BILL GARRETT, Davidson County
Trans:T20120012154 DEEDWARR
Recvd: 02/17/12 15:36 2 pgs
Fees:13.00 Taxes:518.00
20120217-0014305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 14TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Housing Solutions, Inc.	SAME	08203043100
	(NAME)	
411 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Johnny B. Willis, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Urban Housing Solutions, Inc., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE JOHN W. BRYAN PROPERTY IN EAST NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF NORTH 4TH STREET, OR LISCHEY AVENUE AND CLEVELAND OR TAYLOR STREET; THENCE WITH THE WESTERLY MARGIN OF NORTH 4TH STREET, NORTHWARDLY 53 FEET; THENCE WESTWARDLY 199 FEET; THENCE SOUTHWARDLY 53 FEET TO THE NORTHERLY MARGIN OF CLEVELAND OR TAYLOR STREET; THENCE WITH SAID STREET, EASTWARDLY 199 FEET, MORE OR LESS TO THE BEGINNING.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF CLEVELAND STREET RUNNING WEST A DISTANCE OF 199 FEET FROM THE WEST MARGIN OF NORTH 4TH STREET OR LISCHEY AVENUE TO AN ALLEY, AND ADJOINING PROPERTY CONVEYED TO JAMES M. FISCHER, JR., BY DEED FROM VIRGINIA HAMMOCK, OF RECORD IN BOOK 3811, PAGES 415 THRU 418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID CLEVELAND STREET WAS CLOSED BY ORDINANCE NO. 63-39 OF THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY B. WILLIS BY DEED FROM DR. SIDNEY FLEISCHER AND WIFE, BECCA K. FLEISCHER OF RECORD IN BOOK 6614, PAGE 276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 900 Lischey Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 14th day of February, 2012.

Johnny B. Willis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny B. Willis, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072