WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065296 DEEDWARR
Recvd: 08/30/12 15:31 2 pgs
Fees:13.00 Taxes:869.50

20120830-0078632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Kimberly C. Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 8, 2013

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Wade	New Owner	13103002000
(NAME) 4910 Atwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **URBAN LIVING HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM K. WADE AND WIFE, KIMBERLY C. WADE,** 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 the Seventh (7th) formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot Nos. 5 and 6 on the Plan of the Subdivision of the Phoebe Nicholson Heirs Property, as of record in Minute Book '3" Page 293, of the Chancery Court for Davidson County, Tennessee, and being Lot No. 4 in George T. Hicks unrecorded subdivision, described according to a survey made by James A. Hamilton, Jr., October 14, 1952 as follows:

Beginning on the Westerly margin of Lone Oak Road, as now located, 107.5 feet North of the Northwest corner of Warfield Drive and Lone Oak Road; thence with the Westerly margin of Lone Oak Road North 3 degrees 20 minutes East 78.0 feet; thence, North 87 degrees 10 minutes West 128.9 feet to an iron pin; thence, South 3 degrees 20 minutes West 78.0 feet to an iron pin; thence, South 87 degrees East 129.0 feet to the beginning.

Being the same property conveyed to Urban Living Homes, LLC by General Warranty Deed from Forsythe Ventures, LLC, a Tennessee limited liability company, recorded on the 8th day of May, 2007 in Instrument No. 20070508-0055338, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 4121 Lone Oak Road, Nashville, TN 37203

(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 29th day of August, 2012.

Urban Living Homes, LLC

By: _____

David P. Crabtree, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Urban Living Homes, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2012.

Commission expires: 1.7.2013

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Notary Public

