THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12543

JANET ANN DIAZ
Notary Public, State of Texas
My Commission Expires
October 18, 2016

State of Texas
County of Harris
The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Affiant Debbie Sims
Subscribed and sworn to before me, this 4th day of February, 2013

Notary Public Janet Ann Diaz
My Commission Expires: 10-18-16

Map/Parcel Number(s) 09502008900/

Address of New Property Owner(s):
FarrarStreet, Inc.
237 Amherst Drive
Nashville, TN 37214

Send Tax Bills To:
FarrarStreet, Inc.
5096 Bull Run Rd.
Ashland City, TN 37015

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Urban Financial Group, Inc.** said grantor does hereby bargain, sell, transfer and convey unto **FarrarStreet, Inc.,** and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

Commonly known as: 237 Amherst Drive, Nashville, TN 37214
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **FarrarStreet, Inc.**, and his/her/their assigns, forever.

Said **Urban Financial Group, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20130013600 DEEDWARRSP
Recvd: 02/19/13 11:46 3 pgs
Fees:18.00 Taxes:125.80
20130219-0016300

IN WITNESS WHEREOF, the said **Urban Financial Group, Inc.**, has executed this deed this 4th day of February, 20 13.

Urban Financial Group, Inc.

By: Debbie Sims

Debbie Sims
Name:

VP
Title:

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Debbie Sims, known to be the VP said **Urban Financial Group, Inc.**, the within named bargainer, and that he/(she), being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged.

Witness my hand and Notarial Seal this 4th day of February, 20 13.

JANET ANN DIAZ
Notary Public, State of Texas
My Commission Expires
October 18, 2016

Janet Ann Diaz
Notary Public

My Commission expires: 10-18-16

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12543
Property: 237 Amherst Drive, Nashville, TN 37214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 96, as shown on the map entitled Walnut Grove Subdivision, of record as Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point the North margin of Amherst Court, at the corner of Lots 95 and 96; thence with the line between said lots, Northwardly 148.6 feet to a point in the South line of Lot No. 97; thence with the line between Lots 96 and 97, Westwardly 122 feet to a point in the East margin of Amherst Drive; thence with the margin of the same, Southwardly passing at the marker at 70 feet on total distance of 99.5 feet to a marker at the beginning of a curve; thence around said curve, Southeastwardly 39.3 feet to a point in the North margin of Amherst Court; thence with the margin of the same, Eastwardly 58 feet to the beginning.

Being the same property conveyed to Urban Financial Group, Inc. by Trustee's Deed from Wilson & Associates, PLLC, dated November 27, 2012 and recorded November 30, 2012 in Instrument No. 20121130-0110208, Register's Office for Davidson County, Tennessee.