BILL GARRETT, Davidson County
Trans:T20130034947 DEEDWARR
Recvd: 04/29/13 12:03 2 pgs
Fees:13.00 Taxes:74.00
20130429-0042291

11.15

ADDRESS NEW OWNERS and SEND TAX BILLS:

M & R Urban Ventures I, LLC
1389 Moonlight Trail
Brentwood TN 37027

is instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
71 - 11 - 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **KEITH WHITLEY and wife, KATHERINE E. WHITLEY,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **M & R URBAN VENTURES I, LLC,** hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 40 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for said County.
>
> SAID part of the Lot No. 40 fronts 50 feet on the northerly side of Gatewood Avenue and extends back between parallel lines 150 feet to a dead line.
>
> BEING the same property conveyed to Keith Whitley and wife, Katherine E. Whitley, by deed recorded August 29, 2012 in Instrument No. 20120829-0077761, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 315 Gatewood Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 23 day of April, 2013.

KEITH WHITLEY

KATHERINE E. WHITLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEITH WHITLEY and wife, KATHERINE E. WHITLEY, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

AFFIANT

Subscribed to and sworn before me, this the 23 day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
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