BILL GARRETT, Davidson County
Trans:T20130083682 DEEDWARR
Recvd: 09/27/13 10:16 2 pgs
Fees:13.00 Taxes:185.00

20130927-0101683

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2013.

NOTARY PUBLIC

My Commission Expires: 9-5-2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Urban Properties, LLC 1017 Burchwood Ave. Nashville, TN 37216	Urban Properties, LLC Same	082-03-0-205.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOAN B. MORRISSEY, EXECUTRIX OF THE ESTATE OF LORENE M. BURGER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 41 and the southerly 40 feet of Lot No. 42 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Plat Book 332, page 40, Register's Office for said County.

Said northerly part of Lot No. 41 and the southerly part of Lot No. 42 front together 50 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to W. OVERTON BURGER AND WIFE, LORENE BURGER, by deed from JOHN R. FARRELL AND WIFE, MILDRED T. FARRELL, of record in Book 1274, page 130, dated July 2, 1943,

said Register's Office. The said W. Overton Burger having since died leaving Lorene M. Burger a/k/a Mary Lorene Burger as the surviving tenant by the entirety. The said Lorene M. Burger a/k/a Mary Lorene Burger died testate on or about June 17, 2004. Joan B. Morrissey, Executor of the Estate of Lorene M. Burger has full power to convey said property pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Nashville, Tennessee as Docket No. 08P 1489, a certified copy of which is of record as Instrument No. 20090112-0002934, said Register's Office.

This improved property is known as 1009 Stockell Street, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 19th day of September, 2013.

Joan B. Morrissey, Executrix

Joan B. Morrissey, Executrix of the Estate of
Lorene M. Burger

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joan B. Morrissey, Executrix of the Estate of Lorene M. Burger, 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 office, this 19th day of September, 2013.

Brandy K. Gomaz

Notary Public

My commission expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013