WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089401 DEEDWARR
Recvd: 10/17/13 09:41 2 pgs
Fees:13.00 Taxes:1720.50
20131017-0108345

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Philip Urbain **Drew Taylor Waugh Urbain**	Fidelity Bank d/b/a Fidelity Bank Mtg	091-14-0-C Parcel 002-00co
231 53rd Ave. N.	3 Corporate Sq. 7th Floor	
Nashville, TN 37209	Atlanta, GA 30329	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Westward Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Philip Urbain and Drew Taylor Waugh Urbain, husband and wife

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 Davidson County, Tennessee, being Unit No. B on the Plan of Nevada at 53rd, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Nevada at 53rd, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121219-0117062, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Nevada at 53rd, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20121219-0117062, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Westward Properties, LLC, a Tennessee Limited Liability Company, by Deed from E+G Properties, a Tennessee Limited Liability Company, of record in Instrument No.20130214-0014956, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **231 53rd Ave. N., Nashville, TN 37209**

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 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 **9th** day of **October, 2013.**

Westward Properties, LLC, a Tennessee limited liability company

BY: _____, PRESIDENT

Benjamin M. West aka Ben West, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Benjamin M. West aka Ben West, 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 President of the Westward Properties, LLC, a Tennessee limited liability company, within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **October, 2013.**

_____
Notary Public

My Commission Expires: 2/13/17

