THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13090113** BILL GARRETT, Davidson County Trans:T20130090224 DEEDWARR Recvd: 10/21/13 09:47 2 pgs Fees:13.00 Taxes:924.63 20131021-0109452	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DeKalb The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2013. Notary Public My Commission Expires: 9-5-2016 CHERYL VANCE STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

WARRANTY DEED

Address New Owner: Urban Properties, LLC 110 S 17th Street Nashville TN 37206	Send Tax Bills To: New Owner 1017 Burchwood Avenue Nashville, TN 37216	Tax Information: Tax Parcel ID No. 083-10-0-219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Poore, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Urban Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Lockeland, the Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the westerly side of South 17th Street, formerly Jones Street, and runs back between parallel lines 156 feet to an alley.Being the same property conveyed to David A. Poore by Deed from James M. Batey and wife, Blair Wilkinson Batey of record in Book 10583, page 207, Register's Office for Davidson County, Tennessee, dated July 30, 1997 recorded on August 27, 1997.

*Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.

This is improved property located at 110 S 17th Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2013.

David A. Poore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Poore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2013.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY