WARRANTY DEED

B-PR-13-1104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me this 25th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor K. Seidel, II	WELLS FARGO BANK, N.A.	
4009 Apple Valley Drive (ADDRESS)	(NAME) 2701 WELLS FARGO WAY (ADDRESS)	
Oklahoma City, OK 73120 (CITY) (STATE) (ZIP)	MINNEAPOLIS, MN 55467 (CITY) (STATE) (ZIP)	83-4-186.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we URBAN PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTOR K. SEIDEL, II, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 5 AND 6 ON THE PLAT OF ROSEBANK SUBDIVISION OF THE J. W. C. CHURCH TRACT AS OF RECORD IN BOOK 547, PAGE 48, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, JR., JUNE 23, 1952, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF PRESTON AVENUE AT THE COMMON CORNER OF LOTS NOS. 6 AND 21 OF SAID SUBDIVISION; THENCE WESTWARDLY WITH THE LINE BETWEEN LOTS NOS. 6, 21 AND 5 OF SAID SUBDIVISION, 167.625 FEET TO A POINT IN THE NORTHERLY LINE OF LOT NO. 5; THENCE SOUTHWARDLY 60 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL TO THE FIRST LINE 169.37 FEET TO A POINT IN THE WESTERLY MARGIN OF PRESTON AVENUE; THENCE NORTHWARDLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO URBAN PROPERTIES, LLC BY WARRANTY DEED FROM LINDA DELK, RECORDED ON THE 4TH DAY OF JUNE, 2013 IN INSTRUMENT NO. 20130604-0056549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 48 AND BOOK 4553, PAGE 274, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1104 Preston Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130092535 DEEDWARR
Recvd: 10/29/13 11:41 2 pgs
Fees:13.00 Taxes:1202.50
20131029-0112245

Witness my/our hand(s) this 25th day of October, 2013.

Urban Properties, LLC

David Shane Stratton, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of October, 2013, before me personally appeared David Shane Stratton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole member of Urban Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public

My Commission Expires: 10/18/2016



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903