Prepared By: Tim Hawbaker
5511 Edmondson Pike
Nashville, TN 37211

# WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged by **Urbandillo, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **ABH Acquisition LLC ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson County, Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 50, MOUNTAIN VIEW, SECTIION 1, REVISION ONE, as shown on plat of record in Plat Book 9700, Pages 562 & 563, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Urbandillo by deed dated February 2, 2009 from Concreate, Inc. of record in instrument 20100127-0006970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Grantee paying all taxes for 2013 and subsequent years, easements, and restrictions of record.

This is unimproved property, known as 6041 Woodland Hills Drive, Nashville, TN 37211
Parcel ID #: Map 172, Group 6-0-A, Parcel 40-CO.

TO HAVE AND TO HOLD the aforeasaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the afordescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hand on this the 30th day of October 2013.

Urbandillo

BILL GARRETT, Davidson County
Trans:T20130094042 DEEDWARR
Recvd: 11/04/13 10:49 1 pgs
Fees:13.00 Taxes:351.50
20131104-0114169

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Veronica Hawbaker, President of Urbandillo to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the 30th day of October 2013.

Notary Public

NANCY K. WILKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant:

Subscribed and sworn to before me, this the 30th day of October, 2013

Notary Public:

My commission expires: 03-03-14

| Address of new Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **ABH Acquisitions LLC**<br>**Suite 202**<br>**5511 Edmondson Pike**<br>**Nashville, TN 37211** | **New Owner** | **172—06-0A-040,00-CO** |

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or true value, whichever is greater for this transfer is**

$ 95,000.00

, Affiant

**Subscribed and sworn before me this the**
4 Day of November, 2013.

Brandi Weeks, Deputy Register