BILL GARRETT, Davidson County
Trans:T20140011178 DEEDWARR
Recvd: 02/18/14 10:31 2 pgs
Fees:13.00 Taxes:938.65
20140218-0013652

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,690.00
Wanda C. Hiett
Affiant
Subscribed and sworn to before me, this 13th DAY OF February,
Notary Public
AMY C. SCHEER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

B-BMR-14-1109

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
Allison J. Schaffer	New Penn Financial, LLC	
1009 Stockell Street	(NAME) 105 Hazel Path	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Hendersonville, TN 37075	082-03-0 205.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLISON J. SCHAFFER, UNMARRIED, 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 THE NORTHERLY 10 FEET OF LOT NO. 41 AND THE SOUTHERLY 40 FEET OF LOT NO. 42, ON THE PLAN OF THE BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM JOAN B. MORRISSEY, EXECUTRIX OF THE ESTATE OF LORENE M. BURGER, DATED SEPTEMBER 19, 2013, FILED FOR RECORD ON SEPTEMBER 27, 2013 IN INSTRUMENT 20130927-0101683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD IN PLAN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1009 Stockell Street, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 13th day of February, 2014.

Urban Properties, LLC, a Tennessee limited liability company

By: _____ Member
David Shane Stratton, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of February, 2014, 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, a Tennessee limited liability company, 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 13th day of February, 2014.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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