WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018354 DEEDWARR
Recvd: 03/19/14 10:24 2 pgs
Fees:13.00 Taxes:747.40
20140319-0022628

R-VRES-14-938

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/6/16
(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
David Kern	New Owner	
801 Berkeley Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28203		082-08-0A-001.00
(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, I/we URBAN BLUEPRINT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID KERN, 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 UNIT NO. 1, THE WEST EASTLAND TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20060718-0086336, AS AMENDED IN INSTRUMENT NO. 20061026-0132919; INSTRUMENT NO. 20070227-0024222, INSTRUMENT NO. 20070718-0085401, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO URBAN BLUEPRINT, LLC BY DEED FROM KAY CRAWLEY AND HUSBAND, JAMES CRAWLEY OF RECORD AT INSTRUMENT NO. 20050916-0111407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 14, 2005 AND RECORDED ON SEPTEMBER 16, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 63: BOOK 7444, PAGE 494; AND IN INSTRUMENT NUMBER(S) 20060718-0086336, AS AMENDED IN INSTRUMENT NUMBER 20061026-0132919; 20070227-0024222; INSTRUMENT NUMBER 20070718-0085401; 20060360-0078477; 20060811-0098974; 20050916-0111407; 20060811-0099008 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 938 E West Eastland Ave, 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.

Witness my/our hand(s) this 27th day of February, 2014.

Urban Blueprint, LLC

BY: Debbie Frank, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2014, before me personally appeared Debbie Frank, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Urban Blueprint, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2014.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212