BILL GARRETT, Davidson County
Trans:T20140019156 DEEDWARRSP
Recvd: 03/21/14 14:50 4 pgs
Fees:23.00 Taxes:127.65
20140321-0023565

13-09431

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
George Edwards
P.O. Box 60828
Nashville, TN 37206

****

PROPERTY ADDRESS:

2812 Buena Vista Pike, Nashville, TN 37218

****

MAP PARCEL NUMBERS: 070.02-0-026.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Urban Financial Group, Inc. n/k/a Urban Financial of America, LLC** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto George Edwards ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 2812 Buena Vista Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Christian Etienne on this the 5 day of March KM, 204.

Grantor: **Urban Financial Group, Inc. n/k/a Urban Financial of America, LLC**

By: _____

Name: CHRISTIAN ETIENNE

Title: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Christian Etienne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be VP of **Urban Financial Group, Inc. n/k/a Urban Financial of America, LLC,** and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in Harris TX, this 5 day of March.

_____
Notary Public

My Commission Expires: _____

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

****

STATE OF TEXAS

COUNTY OF HARRIS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $34,500.00.

CHRISTIAN ETIENNE, VICE PRESIDENT

Urban Financial Group, Inc. n/k/a Urban Financial of America, LLC- *Affiant*

Subscribed and sworn to before me this the 5 day of March 2014

Karen Maples

Notary Public

My Commission Expires: _____

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

EXHIBIT "A"

Being parts Lots Nos. 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young tract, as of record in Book 332, Page 71, Register's Office for said County, more particularly described as follows:

Beginning at the easterly margin of the New Highway on the southern line of said lot no 12; thence south 89 deg East 431 feet, more or less, to an Elm in the southerly line of said lot no. 13; thence North 55 1/2 deg East 150 feet, more or less, to a point in the southeasterly line of said lot no. 13; thence South 90 deg West and parallel with and 100 feet northerly from the southern lines of said lots nos. 12 and 13, 535 feet more or less, to a point in the easterly margin of said highway, 130 feet more or less to the beginning.

Being the same property conveyed to Joyce Dutton from David Dutton by Quitclaim Deed dated August 25, 2009, and recorded August 27, 2009 as Instrument No. 20090827-0080621, Register's Office of Davidson County, Tennessee; and

Also being the same property conveyed to Urban Financial Group, Inc. by Trustee's Deed dated December 4, 2013 and recorded on December 11, 2013 in Instrument # 20131211-0125534 in the Office of the Register of Deeds, Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223