This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2014.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140039590 DEEDWARR
Recvd: 06/05/14 10:09 2 pgs
Fees:13.00 Taxes:610.50
20140605-0048866

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenner & McClean Development 113 30th Ave N Nashville, TN 37203-1325	New Owner	083-13-0-471.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, URBANGATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENNER & MCCLEAN DEVELOPMENT GROUP, INC., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being parts of Lot Nos. 178, 179 and 180 Block S on the Map of the Home Place of M. Lindsley, or record in Book 2, Page 92, Chancery Court at Nashville.

Said parts of Lots front 50 feet on the east side of 15th Street and run back between parallel lines, parallel to and 100 feet of the north margin of Boscobel Street and along the south margin of an alley 140 feet to another alley in the rear.

Being the same property conveyed to UrbanGate Properties, LLC, a Tennessee limited liability company by Warranty Deed from Stanley T. Tobitt of record in Instrument No. 20140520-0043483; dated May 14, 2014; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 319 S. 15th Street, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2014.

UrbanGate Properties, LLC, A Tennessee Limited Liability Company

BY: Member
Brandon Thornberry, Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BRANDON THORNBERRY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HIMSELF as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said BRANDON THORNBERRY as such MEMBER.

Witness my hand and official seal this 30th day of May, 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY