BILL GARRETT, Davidson County
Trans:T20140056075 DEEDWARR
Recvd: 08/01/14 11:52 3 pgs
Fees:18.00 Taxes:925.00

20140801-0068972

BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES LP	**SAME**	**105-03-0-097.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEPHANIE R. BLAIR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN DWELL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A" FOR THE LEGAL DESCRIPTION OF SAID PROPERTY

Being the same property conveyed to STEPHANIE R. BLAIR by deed from EARL DARNELL, UNMARRIED, of record in Book 8984, Page 793, dated June 15, 1993, said Register's Office.

This conveyance is subject to any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **1067 2ND AVE. S., NASHVILLE, TN 37210**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of July, 2014.

Stephanie R. Blair

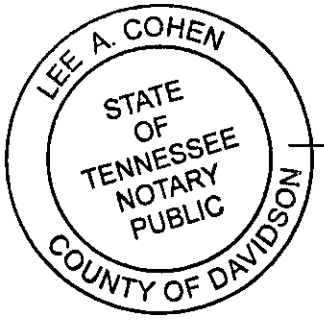
STEPHANIE R. BLAIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie R. Blair**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2014.

My commission expires: **May 5, 2015**



Lee A. Cohen

Notary Public

"Exhibit A"

TRACT 1

Land in Davidson County, Tennessee, being the north 33 feet of Lot 24 on the map of Isaac Paul's Elysian Grove Plan of Lots, of record in Plan Book 1, Page 134, Chancery Court at Nashville described as follows:

Said part of said lot fronts 33 feet on the west side of Second Avenue South and runs back between parallel lines 135 feet to an alley.

TRACT 2

Land in Davidson County, Tennessee, being an unnumbered Lot between Lots 23 and 24 on Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, Page 134, Chancery Court at Nashville described as follows:

Beginning at a point on the westerly side of Second Avenue South, formerly Market Street, the southeast corner of Lot 23 on said plan; running thence southwardly with the westerly side of Second Avenue South, 61 feet to the northeast corner of Lot 24 on said plan; thence westerly with the northern line of said Lot 24, 135 feet, more or less, to an alley, the northwest corner of said Lot 24; thence northerly with the easterly margin of said alley, 61 feet to the southwest corner of said Lot 23; thence easterly with the southern line of said Lot 23, 135 feet, more or less, to the beginning.

TRACT 3

Being the southerly 33 feet of Lot 23 in Isaac Paul's Elysian Grove plan of lots, as of record in Plan Book 1, Page 134, Chancery Court at Nashville, Davidson County, Tennessee.

Said southerly part of Lot No. 23 fronts 33 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines 136 feet, more or less, to an alley and is bounded on the south by a lot marked "Hawkins" on said plan.

TRACT 4

Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 22 and the northerly 6 feet of Lot No. 23 in Isaac Paul's Plan of lots, as of record in Plan Book 1, Page 134, of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning on the west margin of Second Avenue South, formerly Market Street, at the southeast corner of lot conveyed by Jo Hotchkiss to Mark A. Chambers; running thence with the west margin of Second Avenue southerly 30 feet to the northeast corner of Julia E. Reddick's lot; thence with said Reddick's north line 135 feet, more or less, to an alley; thence with the east margin of said alley, North 30 feet to the southwest corner of said Chambers lot; thence with the southern line of said chambers lot, 135 feet to the beginning.