WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057092 DEEDWARR
Recvd: 08/05/14 14:21 2 pgs
Fees:13.00 Taxes:2183.00

20140805-0070315

Y-BR-14-110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF ~~AUGUST,~~ July 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Lohmann and Tsianina Lohmann	**Michael Lohmann and Tsianina Lohmann**	
(NAME) **230 Governors Way**	(NAME) **230 Governors Way**	**083-10-0-219.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(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 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 **MICHAEL LOHMANN AND TSIANINA LOHMANN, HUSBAND AND WIFE,** 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 Lot No. 21 on the Plan of Lockeland, the Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the westerly side of South 17th Street, formerly Jones Street, and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to David A. Poore by Deed from James M. Batey and wife, Blair Wilkinson Batey of record in Book 10583, page 207, Register's Office for Davidson County, Tennessee, dated July 30, 1997 recorded on August 27, 1997.

Being the same property conveyed to Urban Properties, LLC, a Tennessee limited liability company by deed from David A. Poore, married of record in Instrument No. 20131021-0109452 Register's Office for Davidson County, Tennessee, dated October 16, 2013 and recorded on October 21, 2013. (Value of consideration shown in aforementioned deed $249,900.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20140127-0007200, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 S 17th Street , Nashville, Tennessee 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 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 the 31st DAY OF ~~AUGUST~~ July, 2014.

Urban Properties, LLC, a Tennessee limited liability company

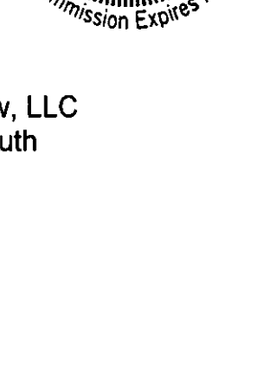
BY: _____ MEM. 7/31/14
David Shane Stratton
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SHANE STRATTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of URBAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of July ~~1st of August~~, 2014.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212