Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Urbangate Properties LLC 3725 Burrus Street Nashville, TN 37216	New Owner	061 14 017300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl R. Olsen and wife, Wanda W. Olsen,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Urbangate Properties LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Craig's Subdivision, of the Crownowner Property, as of record in Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 50 feet on the westerly side of Burrus Street and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Carl R. Olsen and wife, Wanda W. Olsen by Warranty Deed from Larry J. Lafferty, a single person, recorded on June 4, 1991 in Book 8366, Page 256, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3725 Burrus Street, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Easements of record in Instrument Number 20010110-0003280, Register's Office for Davidson County, Tennessee; (2) all matters appearing of record in Plat Map Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140079038 DEEDWARR
Recvd: 10/21/14 09:09 2 pgs
Fees:13.00 Taxes:333.00
20141021-0096827

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of October, 2014.

Carl R. Olsen

Carl R. Olsen

Wanda W. Olsen

Wanda W. Olsen

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Baldwin

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

Witness my hand and official seal at this ~~15th~~ 14th day of October, 2014.

Sarah M Thompson

Notary Public

My Commission Expires
11/19/2017

My Commission expires: _____

FILE NO: 2014093280

SARAH M. THOMPSON NOTARY PUBLIC ALABAMA STATE AT LARGE