Box 10-B

BILL GARRETT, Davidson County
Trans:T20140084021 DEEDWARR
Recvd: 11/06/14 14:15 2 pgs
Fees:13.00 Taxes:177.60
20141106-0102717

DEBORAH J. 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 $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 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**	**081-16-0D-001.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	**081-16-0D-002.00**
(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, **WE, FLOYD BORNTRAGER AND WIFE, LOIS BORNTRAGER,** HEREINAFTER CALLED THE GRANTORS, 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 HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units "A" and "B", on the Horizontal Property Regime for 12th & Meharry Condominium, as recorded in the Master Deed of record in Instrument No. 20080214-0014820, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Floyd Borntrager and Lois Borntrager, by deed from Chris Flowers, of record in Instrument No. 20061214-0154225, dated December 8, 2006, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 19, page 241, Master Deed of record in Instrument No. 20080214-0014820, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Floyd Borntrager being recorded simultaneously herewith of record record as Instrument No. 20141106-0102715, said Register's Office.

See Limited Power of Attorney for Lois Borntrager being recorded simultaneously herewith of record record as Instrument No. 20141106-0102716, said Register's Office.

Unimproved (X)
This is improved( ) property, known as 1200 MEHARRY BLVD., UNITS A & B, NASHVILLE, TN 37208
(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 our hands this 5th day of November, 2014.

Floyd Borntrager by Curtis Borntrager, Attorney in Fact for Floyd Borntrager

FLOYD BORNTRAGER
By: Curtis Borntrager, Attorney in Fact for Floyd Borntrager

Lois Borntrager by Curtis Borntrager, Attorney in Fact for Floyd Borntrager

LOIS BORNTRAGER
By: Curtis Borntrager, Attorney in Fact for Lois Borntrager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2014, before me personally appeared **Curtis Borntrager**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Floyd Borntrager**, and who acknowledged that he executed the same as the free act and deed of **Floyd Borntrager.**

Witness my hand and official seal at Nashville, Tennessee this 5th day of **November, 2014.**

My Commission expires: **MAY 5, 2015**

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

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2014, before me personally appeared **Curtis Borntrager**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lois Borntrager**, and who acknowledged that he executed the same as the free act and deed of **Lois Borntrager.**

Witness my hand and official seal at Nashville, Tennessee this 5th day of **November, 2014.**

My Commission expires: **MAY 5, 2015**

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

Lee A. Cohen
Notary Public