BILL GARRETT, Davidson County
Trans:T20140086994 DEEDWARR
Recvd: 11/18/14 16:11 3 pgs
Fees:18.00 Taxes:231.25
20141118-0106436

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 14864

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Urban Cove Homes II, LLC 412B 33rd Avenue N Nashville, TN 37215	New Owner	08107014100 08103029900
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Up Development, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Urban Cove Homes II, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

TRACT I

Land in Davidson County, Tennessee, being the Southerly 38 feet of Lot No. 26 on the Plan of Owen's Plan of Buena Vista, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee, located West of Ninth Avenue North and North of Clay Street and being more particularly described as follows:

Beginning, at a point in the Westerly margin of Ninth Avenue North, said point being 56.38 feet North along said margin from the Northerly margin of Clay Street; thence, leaving said Westerly margin, S 74 deg. 27 min. 52 sec. W, 129.00 feet to a point in the Easterly margin of an alley; thence, with said alley, N 17 deg. 55 min. 07 sec. W, 38.00 feet to a point; thence, N 74 deg. 27 min. 52 sec. E, 129.00 feet to a point in the Westerly margin of Ninth Avenue North; thence, with said margin, S 17 deg. 55 min. 07 sec. E, 38.00 feet to the point of beginning. Containing 4,898 square feet or 0.11 acres, more or less.

Being the same property conveyed to UP Development, LLC by Special Warranty Deed from Metrocenter Properties, Inc., recorded on the 13th day of February, 2014 in Instrument No. 20140213-0012803, in the Register's Office of Davidson County, Tennessee.

TRACT II

Being the South 12 feet of Lot No. 13 and the North 38 feet of Lot No. 14, on the Map of Owen's Buena Vista Plan of Lots, as of record in Book 57, Pages 26 and 27, and described according to a copy of a survey thereof, made by Norris H. Hickerson, Surveyor, October 9, 1948, as follows:

Beginning at a stake in the East margin of 9th Avenue, North, 50 feet South of the South margin of Cass Street; thence Easterly 214.1 feet to a stake in the West margin of an alley, which is 50 feet South of the South margin of Cass Street; thence Southerly 50 feet to a stake; thence Westerly 211.2 feet to a stake in the East margin of 9th Avenue, North; thence with the margin of the same, Northerly 50 feet to the beginning.

Being the same property conveyed to UP Development LLC, a Tennessee limited liability company by Warranty Deed from Herbert Craig, a single person, recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0122918, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable for Tract I and Tract II.
2. All matters as shown in Plat Book 57, page 26, said Register's Office. Tract I
3. All matters as shown in Plat Book 57, page 26-27, said Register's Office. Tract II
4. This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved real property located on 2003 & 2022 9th Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $62,500.00.

Wesley Notestine
Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Subscribed and sworn to before me this 14 day of November, 2014.

Notary Public

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of November, 2014.

UP DEVELOPMENT, LLC

By: _____
ANTHONY WERTHAN, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony Werthan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of Up Development, LLC, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as member.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of November, 2014.

_____
Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017