BILL GARRETT, Davidson County
Trans:T20150004785 DEEDWARR
Recvd: 01/20/15 15:18 2 pgs
Fees:13.00 Taxes:444.00
20150120-0005616

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Affiant Subscribed and sworn to before me, this the 15th day of January, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Urbangate Development Group, LLC	New Owner	
P.O. Box 431		083-07-096.00
Freemont, MI 49412		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTY J. WELCH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBANGATE DEVELOPMENT GROUP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 parts of Lot Nos. 54, 55, and 56 on the Map of Robert E. Powers Lands, of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by George W. Watkins, Surveyor, made August 23, 1949, as follows:

Beginning at a point in the westerly margin of Riverside Drive 21 feet North of the corner Lots 54 and 55; thence westerly, crossing the line between said lots at 63.4 feet, a total distance of 199.5 feet to a point in the rear line of Lot 55, which is 6.3 feet north of the corner of Lots 55 and 56, in the East right-of-way line of the L & N Railroad; thence southerly along the line of said right-of-way, 52.8 feet to a point which is 6.5 feet north of the corner of Lots 56 and 57; thence north 67 deg. 30 min. east, crossing the line between Lots 55 and 56 at 141.6 feet, a total distance of 207 feet to a westerly margin of Riverside Drive; thence with the margin of the same northerly 52 feet to the beginning.

Being the same property conveyed to Betty J. Welch, unmarried by Warranty Deed from William Neal Hargrove and Wife, Tracey L. Hargrove, of record in Instrument No. 200008090079053, Register's Office for Davidson County, Tennessee, dated July 19, 2000 and recorded on August 9, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 928 Riverside Drive, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2015.

Betty J. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty J. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2015.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017