Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,500.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 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:
H&B Development Partners	New Owner	
1606 Twin Square Way		08111049500
Franklin, TN 37067		

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, **UP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H&B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, 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 the northerly 33-1/3 feet of Lot No. 303 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Goodloe by Quitclaim deed from Leland D. Watts of record in Book 10487, page 702, Register's Office for Davidson County, Tennessee, dated May 28, 1997 and recorded on June 10, 1997.

Mary Goodloe lost the property in tax sale to Up Development, LLC at instrument No. 20140211-0012212, dated February 11, 2014.

Being the same property conveyed to Up Development, LLC by Quitclaim deed from Mary Goodloe of record in Instrument No. 20140822-0076535 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 22, 2014.

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 unimproved property also known as 1718 Arthur Avenue, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20150010505 DEEDWARR
Recvd: 02/10/15 15:51 2 pgs
Fees:13.00 Taxes:135.05
20150210-0012450

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 9th day of February, 2015.

UP Development, LLC, a Tennessee Limited Liability Company

By:_____
Name: Anthony Werthan
Title: Co-Founder

By:_____
Name: Taurus McCain
Title: Co-Founder

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 Anthony Werthan and Taurus McCain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Co-Founder(s) of UP Development, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2015.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2018

My Commission Expires:

_____
Notary Public