BILL GARRETT, Davidson County
Trans:T20150011562 DEEDWARR
Recvd: 02/13/15 16:18 2 pgs
Fees:13.00 Taxes:703.00
20150213-0013598

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of February, 2015, by and between Malinda R Jacox and Jackie Jacox, husband and wife, party of the first part, and Urban Dwell Homes LP, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 16 on the Plan of A.H. Robinson's Subdivision of certain lots in Brownsville as of record in Book 57, Page 1, Register's Office for said County.

Said part of Lot No. 16 fronts 47 1/2 feet on the southerly side of Chester, formerly Chesterfield Avenue and runs back 270.2 feet on the easterly line and 271 feet on the westerly line to the center of an unnamed Street, measuring 47 1/2 feet thereon.

Being all or part of the same property conveyed to Malinda R. Jacox and Jackie Jacox by virtue of that certain Warranty Deed dated December 3, 2008, at Instrument No. 20081210-0118983 in the Register's Office of Davidson County, Tennessee.

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; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Malinda R Jacox
Malinda R Jacox

Jackie Jacox
Jackie Jacox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Malinda R Jacox and Jackie Jacox, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2015.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address:	Urban Dwell Homes LP 203 Point East Drive, Nashville, TN 37216
Tax Parcel No	07214008500
Property Address:	1124 Chester Ave Nashville, TN 37206
MAIL TAX BILLS TO:	**Urban Dwell Homes LP** 203 Point East Drive, Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $190,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2015.

Notary Public

My Commission Expires: 11-5-18

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November. 5, 2018